AGENDA/KAUPAPA

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

P O Box 747, Gisborne, Ph 06 867 2049 Fax 06 867 8076
Email service@gdc.govt.nz Web www.gdc.govt.nz

MEMBERSHIP: Her Worship the Mayor Rehette Stoltz (Chair), Colin Alder, Larry Foster, Rawinia Parata, Aubrey Ria, Josh Wharehinga, Independent Commissioners Alan Matheson and Sarah Stevenson and six Iwi appointees (yet to be nominated)

TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW/AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI Committee

DATE: Thursday 13 March 2025

TIME: 9:00AM

AT: Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne

AGENDA – OPEN SECTION

1. Apologies....4
2. Declarations of Interest....4
3. Confirmation of non-confidential Minutes....5
   3.1. Confirmation of non-confidential Minutes 18 December 2024....5
   3.2. Confirmation of Confidential Minutes 18 December 2025....12
   3.3. Action Register....14
   3.4. Governance Work Plan....15
4. Leave of Absence....15
5. Acknowledgements and Tributes....15
6. Public Input and Petitions....15
7. Extraordinary Business....15
8. Notices of Motion....15
9. Adjourned Business....15

10. Reports of the Chief Executive and Staff for DECISION 16

10.1. **25-42** Draft Urban Plan Change 16

10.2. **25-52** Progress of Kaiti Masterplan 295

11. Reports of the Chief Executive and Staff for INFORMATION 317

11.1. **25-46** Regional Freshwater Plan - Activities in Beds of Rivers and Lakes 317

11.2. **25-10** Tairāwhiti Resource Management Plan Review - Progress Update 341

11.3. **25-49** Freshwater Programme Update 370

Tairāwhiti Resource Management Plan

Reports to:	Council
Chairperson:	Mayor Rehette Stoltz (or nominee)
Membership:	Mayor Rehette Stoltz (or nominee), Deputy Mayor Josh Wharehinga, Cr Colin Alder, Cr Larry Foster, Cr Rawinia Parata, Cr Aubrey Ria, two independent commissioners and up to six iwi appointees
Quorum:	Half of the members when the number is even and a majority when the membership is uneven
Meeting frequency:	Quarterly or as required in order to achieve the TRMP review work programme.

Purpose

- A committee to support the Tairāwhiti Resource Management Plan (TRMP) review process.
- To promote the sustainable management of Tairāwhiti's natural and physical resources by overseeing the review and development of plans, changes and variations as required under the Resource Management Act 1991(RMA).
- To apply a Te Tiriti articles-based approach to governance direction when undertaking the future planning and decision making on how Tairāwhiti's, natural and physical resources are managed within the Tairāwhiti under the RMA.

Terms of Reference

- Provide governance oversight and guidance on policy directions presented by staff ahead of whole of Council recommendations.
- Approve for recommendation to Council:
  - draft catchment plans and regional freshwater planning provisions for notification prepared under the RMA and the National Policy Statement for Freshwater Management 2020 (NPS-FWM)
  - draft Regional Policy Statement provisions for notification
  - draft urban growth and development provisions for notification to achieve the purpose of the RMA and to give effect to the National Policy Statement for Urban Development
  - draft and proposed regional and district plan provisions and changes
  - plan evaluation reports supporting proposed changes to the TRMP
  - hearing committees or hearings panels, composed of accredited persons, to hear and decide upon submissions on proposed regional plans, proposed variations and proposed plan changes (such hearing committees or panels may include members of the committee and/or other persons chosen for their particular skills, attributes or knowledge that will assist the hearing committee or panel). This includes the ability to approve draft versions for consultation and make recommendations to Council following consultation.

- Ensure that legislative obligations for plan making, including pre-consultation engagement and giving effect to national directions relating to the TRMP review are considered and complied with.
- Make recommendations to Council to approve or change a proposed policy statement or plan under Schedule 1 of the Resource Management Act 1991 (RMA).

Power to Act

- To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.
- To establish working parties as required.
- To appoint non-voting members (such as tangata whenua representatives) to assist the Committee.

Delegations

- The Council delegates all the functions and powers of the Council that are capable of delegation under the Resource Management Act 1991 to the Tairāwhiti Resource Management Plan Review Committee which are necessary for it to carry out the specific responsibilities listed above relating to the review and development of regional plans, changes, and variations.

Power to Recommend

- To Council and/or any Council committee as it deems appropriate through a report on an agenda to the appropriate meeting of Council or committee.

Review of Terms of Reference

- A review of the Committee's Terms of Reference will be undertaken:
  - When an iwi appointee joins the committee.
  - When the Proposed Tairāwhiti Resource Management Plan becomes operative.
  - At any time at the Council's discretion.

3. Confirmation of non-confidential Minutes

MINUTES

Draft & Unconfirmed

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

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MINUTES of the TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW/AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI Committee

Held in Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne on Wednesday 18 December 2024 at 9:00AM.

PRESENT:

Her Worship the Mayor Rehette Stoltz, Colin Alder, Larry Foster, Rawinia Parata, Aubrey Ria, Josh Wharehinga, Independent Commissioners Alan Matheson, and Sarah Stevenson.

IN ATTENDANCE:

Chief Executive Nedine Thatcher Swann, Director Lifelines Tim Barry, Acting Director Liveable Communities Kerry Hudson, Director Sustainable Futures Jo Noble, Chief Advisor - Māori Gene Takurua, Strategic Planning Manager Charlotte Knight, Strategic Planner Helen Marr, Principal Policy Planner Shane Mc Ghie, Senior Policy Planner Viveshen Murungan, TRMP Programme Delivery Lead Desire du Plooy, Democracy & Support Services Manager Julian Rangihuna-Tuumuli and Committee Secretary Teremoana Kingi .

Secretarial Note: Senior Principal Greg Wilson, Principal Policy Planner Drew Williams, Maori Partnerships Manager Angela Karini attended by audio visual link.

The meeting commenced with a karakia.

1. Apologies

MOVED by Cr Foster, seconded by Cr Wharehinga

That the apologies for lateness from Cr Parata be sustained. **CARRIED**

2. Declarations of Interest

There were no interests declared.

3. Confirmation of non-confidential Minutes

3.1 Confirmation of non-confidential Minutes 3 September 2024

MOVED by Cr Alder, seconded by Cr Foster

That the Minutes of 3 September 2024 by accepted **CARRIED**

3.2 Action Register

Noted.

3.3 Governance Work Plan

Noted.

4. Leave of Absence

There were no leaves of absence.

5. Acknowledgements and Tributes

There were no acknowledgements or tributes.

6. Public Input and Petitions

There were no public input or petitions.

7. Extraordinary Business

There was no extraordinary business.

8. Notices of Motion

There were no notices of motion.

9. Adjourned Business

There was no adjourned business.

10. Reports of the Chief Executive and Staff for DECISION

10.1 24-326 Details of Aspects of the 2025 Plan Change to Support Urban Growth and Development

Presented by Strategic Planning Manager Charlotte Knight.

Questions of clarification included:

- There are several factors related to urban sprawl concerning highly productive land. The Government has explicitly stated that urban development should not occur on highly productive land. Another consideration is the need to extend the pipes to comply with infrastructure requirements. A more compact infrastructure reduces the impact on climate change and greenhouse gas emissions, which is a significant concern for the Government.
- The amenity values have raised challenges that the committee will need to take into consideration.

- The draft zoning maps for the Gisborne Urban area represent one of the recommended options. There are no zones that specifically meet the requirements for the wellness centre's activities. As a unique development, the wellness centre would need to undergo the resource consenting process.
- Areas that are not represented on the draft zoning map require more work to define the extent of the actual zones.
- The blue lines on page 90 of the agenda indicate a proposal to enhance development along the arterial hubs of Elgin, Lytton West, and Balance Street.
- Current work on the Kaiti Master Plan involves assessing issues and opportunities, including site visits to understand what the area looks like. The next step includes a holistic approach engaging with the Kaiti community and Tangata Whenua. Engagement is expected to commence until the end of January 2025. There have already been initial discussions with the Tairāwhiti Regional Housing Steering Group.
- There is an opportunity for Mana Whenua hapū engagement, and the Gisborne District Council is eager to participate.
- Provisions around car parking for apartments in the Central Business District (CBD) has not yet been reviewed. Details around these provisions are expected to be reported back at the Tairāwhiti Resource Management Plan Review (TRMP) meeting in March 2025.
- Permitted school activity in the CBD is a future decision for the Tairāwhiti Resource Management Committee.
- The TRMP Committee will need to provide feedback and make a decision regarding the allowance of one to two story buildings on rural lifestyle blocks.
- Regarding the future of severely affected land some Category Three Land that is no longer suitable for residential purposes has undergone consultation with landowners, and a buyback process has been implemented.
- The areas designated for medium density have been identified through future development plans. However, details regarding the amenities that can be accommodated have not yet been investigated. This may change during the consultation process.
- Most Whenua Māori Land is not located in the CBD which reduces the options for Papa Kainga in the area.
- A concern was raised around there being no urban Papakainga represented in the design guide. The key elements around the design guide allows space for interpretation, however there is nothing in the guide that allows the determination of this space. The policy frameworks and methods will be tailored to a Gisborne-centric approach, addressing local issues. More details will be presented to the Committee in 2025.
- The description of the zones is derived from the National Planning Standards. Regarding mixed-use zones, the Gisborne District Council can implement overlays to promote specific aspects. Certain areas within this zone may be more suitable, and policies can reflect this. Over the plan's lifetime, these outcomes can be improved.

- Early engagement with iwi is essential during the planning phase to ensure their feedback is incorporated, guiding the Future Development Strategy for consenting Papakāinga and Kāinga Ora.
- The Medium Density Residential Strategy indicates significant changes in the areas identified through the Growth and Future Development Strategies. While some changes may occur in areas outside these zones, there is a possibility of less development compared to the current state. This would create a clear distinction between urban centres and arterial areas, with less dense development around the edges.
- It is up to the Committee to decide what medium density should look like for Tairāwhiti.
- The committee conducted a vote and option three is the preferred option for the New Residential Zone Framework on page 85 of the agenda.

Outcome of the Vote:

Option Two	**Option Three**
Cr Wharehinga	Sarah Stevenson
Cr Foster	Alan Matherson
Cr Alder	Cr Ria
	Cr Parata

MOVED by Cr Stoltz, seconded by Cr Parata

That the Tairawhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Provides feedback on the draft Residential Design Guide
2. Provides feedback on what the new urban zoning should be seeking to achieve – the draft outcomes and objectives.
3. Provides direction on the preferred approach for the new residential zone framework.

CARRIED

Secretarial Note: The meeting adjourned at 10.04am for morning tea and reconvened at 10.22am.

10.2 24-345 Draft Regional Policy Statement Informal Engagement Approval

Presented by Helen Maar Planning Consultant

Questions of clarification included:

- The current draft aims to create a space for the community to share their aspirations and provide feedback.
- The development chapter in the Regional Policy Statement (RPS) aims to set a high-level direction in line with the National Policy. However, there are timing challenges, as the Urban Plan Change will be notified before the policy statement. Efforts are being made to manage this. When the RPS is notified, it will include a comprehensive new urban form development.

- There are no provisions to transition from open fires to log fires to manage air quality and this is not included in the Three-Year Recovery Plan. This is a future discussion for Council.
- The Forestry National Environmental Standards (NES) lack policies to guide decision-making.
- Staff are reviewing the operative RPS as part of the Urban Plan Change, investigating any conflicts or gaps that might hinder the Urban Plan Change. They aim to address potential issues through targeted changes to the operative RPS within the Urban Plan Change, as it is a combined plan.
- Remnant forests are addressed in the biodiversity chapter at the RPS level, which includes high-level direction and criteria for areas to protect and how to enable their sustainable use. This chapter will not include detailed rules.
- The Gisborne District Council comply with the Resource Management Act. The planning process involves understanding our current environment, community desires, scientific insights, and iwi perspectives to identify the gap between our current state and our goals and exploring different options to bridge that gap. Consultants stay updated on legislative changes.
- The Committee moved Option One "Progress early engagement in the first quarter of 2025".

MOVED by Cr Wharehinga, seconded by Cr Ria

That the Tairawhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Confirms the high-level direction within the RPS plan change for those key areas which are either new or material change is proposed.
2. Decision to engage on the high-level direction and key changes to the RPS with iwi authorities, and the wider community.

CARRIED

11. Reports of the Chief Executive and Staff for INFORMATION

11.1 24-300 Freshwater Technical Research

Presented by Strategic Planning Manager Charlotte Knight

Questions of clarification

- Most of the gravel extraction is from the Waipaoa River and catchment. However, a regional wide approach is taken which includes the Awatere River.
- There will be future provisions for gravel extraction along State Highway 2 for the purpose of roading. The gravel extraction strategy from the Waiapu River can provide information that could be transferred to other rivers.

- The Waipaoa catchment is split into four freshwater units. One of these units is the Poverty Bay Flats which includes the Taruheru River.
- The low flow measurement for the Te Arai River is taken at Pykes Weir and the low flow measurement for the Waipaoa River is taken at Kanakanaia.
- As rivers flow downstream, their volume increases. There is a measurement station further down Waingake Road that monitors the flow to establish a relationship between the conditions at Pykes Weir and further downstream. The species inhabiting this area are also considered, with measurements taken throughout the entire reach. The same approach is taken at the Waipaoa River at Kanakanaia.
- The city intake directly impacts the Te Arai River.
- The interpretation of aquifer mapping work is ongoing. Currently, the aquifers are relatively thin and have higher salt content compared to other regions. Although some work has been done in this area, the current data is limited. More information will be needed to quantify the findings accurately.
- Staff are currently focusing on water security, which is still in its early stages. This includes scientific research on the Makauri Aquifer.
- Stage two of the project involves investigating future gravel demands and determining where it will be utilised.
- There is work being done to identify how gravel extraction can contribute to flood mitigation.

11.2 24-306 Tairāwhiti Resource Management Plan Review Progress Update

Presented by Strategic Planning Manager Charlotte Knight

Questions of clarification included:

- A draft letter to the Minister is required from the Mayor's Office around forestry. The draft plan change, and details are required to make a case in how it fits an exemption.
- For public engagement events, the strategy has been to encourage the participation of Council and Committee members.
- The request for an exemption regarding the timing of the Forestry Plan Change notification, set for February 2025, indicates the date the Council intends to notify.

MOVED by Cr Ria, seconded by Cr Wharehinga

That the Tairawhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Notes the contents of this report.

CARRIED

11.3 24-341 Tairāwhiti Resource Management Plan Programme -Wide Update and Future Direction

Presented by Strategic Planning Manager Charlotte Knight

Questions of clarification included:

- There were challenges with the engagement approach, particularly regarding the reset and the overarching strategy and plan. Moving forward, it's important to consider how this approach is implemented internally, as the previous method was somewhat siloed.
- The $25 million cost encompasses all aspects that fall within the mandatory policy process.
- The staff were praised for their efforts and the work they have accomplished.

MOVED by Cr Ria, seconded by Cr Parata

That the Tairawhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Notes the contents of this report.

CARRIED

12. Public Excluded Business

Secretarial Note: These Minutes include a public excluded section. They have been separated for receipt in Section 12 Public Excluded Business of Council

13 Readmittance of the Public

MOVED by Cr Stoltz, seconded by Cr Wharehinga

That the Tairāwhiti Resource Management Plan Review Committee.

1. Re-admits the public.

CARRIED

14. Close of Meeting

There being no further business, the meeting concluded at11.21am.

Rehette Stoltz
MAYOR

3.2. Confirmation of Confidential Minutes 18 December 2024

PUBLIC EXCLUDED MINUTES

Draft & Unconfirmed

Te Kaunihera o Te Tairāwhiti
GISBORNE DISTRICT COUNCIL

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PUBLIC EXCLUDED MINUTES of the TAIRAWHITI RESOURCE MANAGEMENT PLAN REVIEW/AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI Committee

Held in Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne on Wednesday 18 December 2024 at 9.00 AM.

PRESENT:

Her Worship the Mayor Rehette Stoltz, Colin Alder, Larry Foster, Rawinia Parata, Aubrey Ria, Josh Wharehinga, Independent Commissioners Alan Matheson and Sarah Stevenson.

IN ATTENDANCE:

Chief Executive Nedine Thatcher Swann, Director Lifelines Tim Barry, Acting Director Liveable Communities Kerry Hudson, Director Sustainable Futures Jo Noble, Chief Advisor - Māori Gene Takurua, Democracy & Support Services Manager Julian Rangihuna-Tuumuli and Committee Secretary Teremoana Kingi .

Secretarial Note: Angela Karini Kai Arataki Hononga Maori- Maori Partnerships Manager attended via audio visual link.

The meeting commenced at 11.16 am with a prayer/karakia.

1. Resolution to Exclude the Public

MOVED by Cr Foster seconded by Cr Wharehinga

That:

1. The public be excluded from the following part of the proceedings of this meeting, namely:

Confirmation of Confidential Minutes

Item 4.1 Confirmation of Confidential Minutes 3 September 2024

2. This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information & Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole of the relevant part of the proceedings of the meeting in public are as follows:

Item 4.1	7(2)(e)	Avoid prejudice to measures that prevent or mitigate material loss to members of the public.
	7(2)(j)	Prevent the disclosure or use of official information for improper gain or improper advantage.

2. Apologies

There were no apologies.

3. Declarations of Interest

There were no interests declared.

4. Confirmation of Confidential Minutes

4.1 Confirmation of Confidential Minutes

MOVED by Cr Foster, seconded by Cr Wharehinga

That the Minutes of 3 September 2024 be accepted. **CARRIED**

13. READMITTANCE OF THE PUBLIC.

MOVED by Mayor Stoltz, seconded by Cr Wharehinga

That the Tairāwhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti Committee:

1. Re-admits the public.

CARRIED

14. Close of Meeting

There being no further business, the meeting concluded at 11.21am

Rehette Stoltz
MAYOR

3.3. Action Register

Meeting Date	Item No.	Item	Status	Action Required	Assignee/s	Action Taken	Due Date
18-12-24	11.1	24-300 Freshwater Technical Research	In progress	Inform the Committee the current state and work around the aquifers.	Joanne Ferry, Paul Murphy	**13/01/2025 Paul Murphy** Staff are working on a progress and 2025 milestone report to present at TRMP meeting on 18 March and will also aim to provide an overview of the key research findings later this year. **6 March 2025 Paul Murphy** The Aqua Intel Aotearoa draft 2025 milestones are: • The aerial electromagnetic data interpretation is due in June 2025. • Water budgeting due in September 2025. • Wrap up report near the end of 2025.	18-03-25

3.4. Governance Work Plan

2025 Tairāwhiti Resource Management Plan						Meeting Dates					
HUB	**Activity**	**Name of agenda item**	**Purpose**	**Report type**	**Owner**	**13-Mar**	**30-Apr**	**29-May**	**25-Jun**	**4-Sep**	**4-Dec**
Sustainable Futures	Strategic Planning	25-42 Draft Urban Plan Change	To present the draft Urban Plan Change for approval.	Decision (D)	Shane McGhie						
Sustainable Futures	Strategy and Science	25-51 Council Corporate Emission Reduction Plans	Workshop Report	workshop	Sam Chademana / Sally McIntosh						
Sustainable Futures	Strategic Planning	Draft Kaiti Masterplan	To present the draft Kaiti Masterplan for approval.	Decision (D)	Viveshen Murugan						
Sustainable Futures	Strategic Planning	25-10 TRMP Review - Progress Update		information	Desire Du Plooy						
Sustainable Futures	Strategic Planning	25-46 Regional Freshwater Plan - Activities in beds of lakes and rivers			Janic Slupski						

10. Reports of the Chief Executive and Staff for DECISION

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

25-42

Title:	**25-42 Draft Urban Plan Change**
Section:	Strategic Planning Sustainable Futures
Prepared by:	Shane McGhie - Principal Policy Planner
Meeting Date:	Thursday 13 March 2025

Legal: Yes	Financial: No	Significance: **Low**

Report to TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW / AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI for decision

PURPOSE - TE TAKE

The purpose of this report is to provide the Committee with the current version of the draft provisions for the Urban Plan Change to the Tairāwhiti Resource Management Plan (TRMP).

Specifically, it identifies the form of the Urban Plan change that the TRMP Committee will recommend to Council for sending to iwi authorities as required by clause 4A, 1st Schedule RMA 1991.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Following the preparation of Tairāwhiti 2050, the Regional Housing Strategy, and the Housing and Business Capacity Assessment, the Future Development Strategy (FDS) was developed to respond to the aspiration and visions of those documents and was adopted by Council on 14 March 2024 (Report 24-26).

The Tairāwhiti FDS Implementation Plan 2024 (**Report 24-223**) identified short-term actions that can be achieved through the scope of a plan change as:

- Adjust zoning to reflect the growth areas and future urban areas identified in the FDS that will facilitate intensification in appropriate locations and increase development capacity.
- Undertake master planning for areas of Gisborne to resolve the issues identified in areas identified for intensified development and opportunities in the FDS.
- Prepare an urban residential design guide which provides guidance on how to achieve greater density development whilst maintain a well-functioning urban environment.

A draft Urban Plan Change has been developed over the past five months, with direction being provided by the TRMP Committee (**Reports 24-326 and 24-230**). It aims to achieve the outcomes identified in the Tairāwhiti Future Development Strategy (FDS) and implement the National Policy Statement on Urban Development 2020 (NPS-UD). This report further seeks feedback on key urban planning initiatives.

Draft chapters for new City Centre, Mixed Use, Medium Density Residential, General Residential, Large Lot Residential, Future Urban, Local Centre, and Neighbourhood Centre zones have been prepared, as well as a special purpose zone for the hospital.

Draft zone provisions are **attached** for consideration, noting that the attachments include most of the changes requested at the Sustainable Tairāwhiti/TRMP Committee Workshop (**Report 25-43**) held on 26 February 2025, but do not include any additional changes requested following the workshop.

Any direction provided following the workshop will be incorporated into revised versions of the draft zone provisions and will be presented to the 27 March Council meeting, along with a table identifying the changes that have been made.

The following are **attachments** to this report:

- Attachment 1 - Options for the form of the Medium Density Residential and General Residential zones.
- Attachment 2 - Medium Density Residential and General Residential zone provisions.
- Attachment 3 – Options for the spatial extent of the Medium Density Residential zone.
- Attachment 4 - Mixed Use zone precincts.
- Attachment 5 - Mixed Use zone provisions.
- Attachment 6 – Commercial zones and Special Purpose Hospital zone.
- Attachment 7 – Rural Lifestyle and Future Urban zones.
- Attachment 8 – Operative RPS change to support the urban plan change.
- Attachment 9 – An update on progress of the proposed Residential Urban Design Guide.

Councillors will be asked to consider and provide direction or make comment on the revised versions of the draft zone provisions, and to confirm that, subject to the direction provided and to all amendments requested, the draft urban plan change is in a form that they recommend to Council for sending to iwi authorities as required by clause 4A, 1st Schedule RMA 1991.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Tairāwhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. **Provides feedback on the preferred methods and options for housing intensification and methods for enabling affordable housing for Māori, and for provisions of the proposed Commercial and Special Purpose zones.**
2. **Notes that further amendments will be made to the draft Plan Change before it is presented to Council to reflect feedback received during the workshop, at this meeting, and from iwi technicians.**
3. **Recommends that Council/Te Kaunihera:**
    a. **Confirms the content of the draft Plan Change (including any amendments).**
    b. **Sends the Draft Plan Change to Iwi Authorities as required by Clause 4A, 1st Schedule Resource Management Act 1991.**

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: TRMP, Tairāwhiti resource management plan, draft urban plan change, affordable housing, commercial and special purpose zones, te Tairāwhiti

BACKGROUND - HE WHAKAMĀRAMA

Strategic direction and forecast growth needs for our region that have informed the development of the draft plan change content

1. Tairāwhiti 2050 – Shaping the Future of our Region (Spatial Plan 2020) set the vision for the social, cultural, environmental, and economic wellbeing for Te Tairāwhiti. The relevant aspirations of the Spatial Plan are:
    - Everyone is able to live in affordable, healthy and environmentally sustainable housing.
    - Our city and townships are pedestrian and cycle friendly.
    - Wastewater no longer enters Tūranganui a Kiwa or our waterways.
    - Māori aspirations for Tairāwhiti are enabled through recognition of Te Tiriti o Waitangi and Customary Rights.
2. Tairāwhiti 2050 identified *providing an adequate supply of housing, infrastructure and development capacity for the growing population that suits different budgets, family sizes and area preference,* as a challenge in creating connected and safe communities.
3. Te Tairāwhiti Regional Housing Strategy 2022-2027 identified the vision that "*All Tairāwhiti whānau have access to a safe, fit-for-need and affordable home*". The primary goal of the Strategy being that the vision will be achieved by understanding whānau needs and aspirations for housing and rapidly increasing the stock to match this.
4. The Housing and Business Capacity Assessment (HBA) prepared prior to the preparation of the FDS to inform that Strategy, identified that:
    a. over the long term the relative mix of dwelling types (detached vs attached) is expected to shift slightly away from detached towards attached dwellings.
    b. dwelling tenure by dwelling type proportions indicate that households who own without a mortgage or do not own are expected to slowly shift towards attached dwellings.
    c. only 14% of the plan enabled capacity is estimated to represent currently *feasible development options for a commercial developer.*
    d. The Gisborne capacity assessment does not include any further capacity in addition to that which is currently provided under the operative District Plan, including the additional infrastructure coverage within the Taruheru Block. It is likely that there will be further planning provision for capacity in the future once growth areas have been identified and assessed.

5. The FDS was developed to respond to the aspiration and visions of Tairāwhiti 2050 and Regional Housing Strategy and was adopted by Council on 14 March 2024 (Report 24-26). In addition to Te Tairāwhiti specific aspirations and visions, central government direction required the FDS to achieve well-functioning urban environments. These are environments that:

    a. enable a variety of homes and a variety of sites that are suitable for different business sectors.

    b. have good accessibility between housing, jobs, community services, natural spaces, and open spaces.

    c. support the competitive operation of land and development markets.

    d. support reductions in greenhouse gas emissions.

    e. are resilient to the current and future effects of climate change.

6. The FDS provides development capacity for 5,400 new homes over the next 30 years. This was informed by the Housing and Business Capacity Assessment 2022 (HBA) and established the method by which the Te Tairāwhiti region will provide for the projected population increase out to 2054. Development capacity is mainly provided via intensification of the existing urban areas. This is projected to meet about 75% of demand or 4,050 homes. The remaining development capacity will be met through green field development on the Northwest fringe of the city (14% or 780 homes), and Larger Lot and Rural Lifestyle intensification (10% or 570 homes).

7. The Tairāwhiti FDS Implementation Plan 2024 provides an overview of the short-, medium- and long-term actions needed to achieve the outcomes sought through the FDS (Report 24-223). The short-term actions that can be achieved through the scope of this Plan Change are:

    - Adjust zoning to reflect the growth areas and future urban areas identified in the FDS.
        - This will facilitate intensification in appropriate locations and increase development capacity.
    - Undertake master planning for areas of Te Tairāwhiti to resolve the issues identified in areas identified for intensified development and opportunities in the FDS.
    - Prepare an Urban Residential Design Guide which provides guidance on how to achieve greater density development while maintaining a well-functioning urban environment.

8. The feedback received from the TRMP Committee, on the draft provisions presented at the 18 December 2024 TRMP Committee meeting, included:

    - concern with the extent of the Medium Density Residential zone in Kaiti
    - concern with two storey dwellings and duplex dwellings inappropriately changing the character of areas of Kaiti and not achieving a good living environment for the people living in them
    - concern that there was insufficient focus on providing tāngata whenua housing in both the draft Plan objectives and policies and the draft Urban Residential Design Guide.

What has occurred so far?

9. The residential zones and associated provisions of the current TRMP were assessed for consistency with the national direction, legislation and local policies and plans, including the NPS-UD, the National Planning Standards, FDS. It was found that:

    - The current zoning framework doesn't support compact, sustainable housing developments near jobs, transport, and amenities.
    - The current zoning rules don't clearly support building homes closer together (like apartments or multi-family houses).
    - Gisborne's water, transport, and drainage systems can't fully support new development, especially in areas like Kaiti. While developers contribute to upgrades, more planning is needed to handle infrastructure demands.
    - Some zoning names don't match national planning standards and need to be updated. The operative TRMP lacks clear policies for different housing styles and intensities, which makes consenting medium density developments in different parts of the Gisborne urban area problematic.
    - The rules focus on maintaining the current look and feel of neighbourhoods. However, this might conflict with the need for higher-density housing, which looks and feels different.

10. At the TRMP Committee Meeting of 18 December 2024 (**Report 24-326**) the Committee were presented with three options for a new zoning framework, with the Committee preferring Option 3 – Appling a new Medium Density Residential zone to the areas identified by the FDS as growth areas, and applying a General Residential zone, that could support less intense residential development than is presently permitted across all the remaining General Residential zone.

11. The TRMP Committee agreed with the general approach to the proposed Medium Density Residential zone extent covering the area identified as growth areas in the FDS, however, there was a request to reduce the area covered in Kaiti. Noting that the Committee's 4-3 split opting for the Medium Density residential zone, signalled a clear indication that the Committee expected staff to take a balanced approach to the introduction of the new zoning framework.

12. The TRMP Committee also endorsed an approach to the areas covered by the proposed Commercial zones, being a new City Centre zone covering the existing Inner Commercial zone, and small areas of the Fringe Commercial and Amenity Commercial zones, a new Mixed Use zone for the remainder of the Commercial zones, and a mix of new Local and Neighbourhood Centre zones for the existing Suburban Commercial zones.

13. In addition to proposed changes to the District Plan provisions in the TRMP, Council directed that the Urban Plan change includes changes to the operative RPS provisions of the TRMP to address the gap in RPS level urban growth provisions (**Report 25-9**).

14. At a workshop with Councillors and TRMP Committee Commissioners, following the Sustainable Tairāwhiti Committee meeting on 26 February 2025, Councillors and Commissioners were presented with and workshopped:
    - Draft provisions for the proposed Medium Density Residential and General Residential zones.
    - Three options for the form of the proposed Medium Density Residential and General Residential zone.
    - Options for the spatial extent for the proposed Medium Density Residential zone.
    - Proposed Mixed Use zone provisions.
    - Proposed City Centre, Local Centre, and Neighbourhood Centre zone provisions.
    - Proposed special purpose Hospital and Airport zones.
    - A proposed change to the operative RPS provisions of the TRMP to address the gap in RPS level urban growth provisions.
    - Update on progress of the proposed Residential Urban Design Guide.
15. Draft zone provisions are attached for consideration, noting that the attachments include changes requested at the TRMP committee workshop (Report 25-43) held on 26 February 2025, but do not include any additional changes requested following the workshop. The direction provided following the workshop will be incorporated into revised versions of the draft zone provisions, and will be presented to the 27 March Council meeting, along with a table identifying the changes that have been made.
16. Previous reports relevant to the Urban Plan change that may be of interest are:

Date	Report Type	Report Link
12 October 2023 Council	Info Report 23-230	Update on Tairawhiti FDS
15 November 2023 Council	Decision Report 23-245	Draft Tairāwhiti Future Development Strategy
14 March 2024 Council	Decision Report 24-26	Tairāwhiti Future Development Strategy 2024 - 2054
8 August 2024 Council	Decision Report 24-223	FDS 2024: Implementation Plan
3 September 2024 TRMP Committee	Information Report 24-230	Urban spatial layers
18 December 2024 TRMP Committee	Information Report 24-306	Tairāwhiti Resource Management Plan Review - Progress Update
18 December 2024 TRMP Committee	Decision Report 24-326	Details of aspects of the 2025 plan change to support urban growth and development

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

17. The development of the options for a new zoning framework for the Gisborne urban area has focussed on a place-based approach to supply as the preferred means of delivering housing supply. This approach includes considering the character and amenity of the Gisborne urban environment and the needs and expectations of Gisborne communities, while also providing for the projected demand for new dwellings.

18. However, it is acknowledged that different groups within the community may have conflicting expectations. Some may wish for their living environment to remain unchanged, while others recognise that meeting housing demand efficiently will require changes to the character and amenity of parts of the Gisborne urban area.

Medium Density Residential and General Residential Zones

19. The purpose of introducing a Medium Density Residential zone is to provide an area within the Gisborne urban area that enables medium density residential development in the most accessible locations. The zone enables a moderate built form with buildings up to three storeys in a variety of forms.

20. In developing the draft provisions for the proposed new Medium Density Residential and General Residential zones the options explored ranged from maximising yield to prioritising amenity and living over yield.

21. The three options for draft standards for the management of residential development in the two new residential zones were presented at the Councillor workshop held on 26 February and are presented in **Attachments 1 and 2.** The workshop participants indicated a preference for Option 2- Design Enhanced Yield Outcome.

22. Councillors will be asked to consider and provide direction and make comments on the preferred framework, including standards, for the Medium Density Residential and General Residential zones.

Medium Density Residential Zone Spatial Extent

23. Following the December 2024 TRMP Committee meeting staff further assessed the spatial extent proposed for the Medium Density Residential zone. As a result of feedback received, both from Councillors and through engagement, the extent of the proposed Medium Density zone has reduced, with there being three options for that refinement. This was primarily because of infrastructure constraints, and a further consideration of how well the existing built environment could accommodate medium density development.

24. The options for the spatial extent of the Medium Density Residential zone are presented as **Attachment 3**. Councillors and Commissioners were asked to consider these options at the 26 February workshop, and provided direction on the preferred framework, including the associated standards. The workshop participants indicated a preference for Option C.

25. Councillors will have the opportunity to consider and provide direction and make comments on the preferred spatial extent for the Medium Density Residential zone.

Mixed Use Zone

26. The purpose of introducing a Mixed Use zone is to provide an area within the Gisborne urban area that accommodates a range of activities, including residential, commercial, recreational, community and light industrial activities, that service both businesses and surrounding residential catchments. The zone enables buildings up to four storeys, with residential activity enabled above the ground floor.

27. The spatial extent, potential precincts and provisions for the new Mixed Use zone have also been refined. This refinement has focussed on ensuring that enablement of housing does not compromise the primary function of this zone as the primary commercial, light industrial, area of Gisborne city.

28. The revised spatial modifications and draft provisions are shown in **Attachments 4 and 5** and identifies area within the proposed Mixed Use zone where additional controls are recommended to ensure the area retains its primary purpose. The 26 February workshop participants indicated support for the use of Business and Amenity Precincts, and to the inclusion of the area bounded by Awapuni Road, Grey Street, and the Waikanae stream, as Mixed Use.

29. Councillors will have the opportunity to consider and provide direction and make comments on the preferred spatial makeup of the Mixed Use zone and the proposed provisions.

City Centre, Local Centre, Neighbourhood Centre, and Hospital zones

30. The purpose of introducing three Centre zones is to comply with the requirements of the national planning standards to use standard terms for commercial areas, and to establish a hierarchy of commercial centres that gives primacy to the City Centre.

31. Draft provisions for the City Centre, Local Centre, Neighbourhood Centre, and Hospital zones have been developed and are presented in **Attachment 6**. The direction provided at the 26 February workshop, was that the draft provisions are generally supported, but that, as with the other zones, the objectives and policies needed some attention, to ensure that they were fit for purpose and included all of the matters required. The **attached** provisions have been revised in line with the feedback received at the workshop, however, any direction received following the workshop will be incorporated into revised versions of the draft zone provisions, and will be presented to the 27 March Council meeting, along with a table identifying the changes that have been made.

32. Councillors will have the opportunity to consider and provide direction and make comments on the draft City Centre, Local Centre, Neighbourhood Centre, and Hospital zones.

Rural Lifestyle and Future Urban zones

33. Draft provisions for the Rural Lifestyle and Future Urban zones have been developed and are presented in **Attachment 7**. The Rural Lifestyle and Future Urban zone provisions were not presented at the 26 February workshop. Any direction provided on the hospital zone following the workshop, will be incorporated into a revised version of the draft zone provisions, and will be presented to the 27 March Council meeting, along with a table identifying the changes that have been made.

34. Councillors will have the opportunity to consider and provide direction and make comments on the draft Rural Lifestyle and Future Urban zones.

Operative RPS

35. The proposed change to the operative RPS provisions of the TRMP to address the gap in RPS level urban growth provisions is in **Attachment 8**. The change proposed is the addition of a subsection to section B3 Built Environment, Energy, and Infrastructure. No specific direction was provided at the 26 February workshop. Any direction provided on the operative RPD change following the workshop, will be incorporated into a revised version of the draft zone provisions, and will be presented to the 27 March Council meeting, along with a table identifying the changes that have been made.

36. Councillors will have the opportunity to consider and provide direction and make comments on the draft change to the operative RPS.

Residential Urban Design Guide

37. A table containing feedback from the TRMP Commissioners, actions and comments considered by staff, and a checklist to track progress on the proposed Residential Urban Design Guide is provided in **Attachment 9**. Changes have been made to the Guide in response to the specific TRMP Committee feedback and wider general feedback received from the ongoing engagement.

38. Councillors will have the opportunity to consider and provide direction and make comments on the progress being made to the proposed Residential Urban Design Guide.

Provision of a draft Plan Change to Iwi Authorities

39. Councillors and TRMP Commissioners will also be asked to confirm that, subject to the direction provided and amendments being made as requested, the draft Urban Plan change is in a form that they recommend to Council for sending to iwi authorities as required by clause 4A, 1st Schedule RMA 1991.

40. Clause 4A of the 1st Schedule RMA 1991 requires that, prior to publicly notifying a proposed policy statement or plan change a local authority must provide a copy of the relevant draft proposed policy statement or plan to the iwi authorities consulted under clause 3(1)(d); and have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.

41. The Act requires that when a local authority provides a copy of the relevant draft proposed policy statement or plan it must allow adequate time and opportunity for the iwi authorities to consider the draft and provide advice on it.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Medium** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Medium** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Low** Significance

42. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

43. The FDS provided for tāngata whenua aspirations towards urban development and a values framework. These values are framed by an overarching aspiration - "Te Oranga o Te Taiao which is at the centre of decision-making regarding the urban environment. As a community we are committed to prioritising the wellbeing of our natural surroundings in all urban-related choices, striving for a harmonious co-existence of vibrant communities and a thriving environment."

44. This framework continues to guide how we consider the aspirations and values of tāngata whenua which can support improved outcomes in the urban environment through this plan change. By considering this framework across our work, tāngata whenua can determine the relevance of the topics which can lead to improved participation in a more meaningful manner.

45. MAIHI Ka Ora - the National Māori Housing Strategy, will be a key informing strategy to supporting improved housing outcomes for Māori through intensification and potential changes of papakāinga rules.

Rangatiratanga

46. The FDS highlights that Māori-led developments are key to delivering the aspirations of tāngata whenua, which supports developments based on the needs of iwi and hapū. While iwi and hapū have wider interests and land holdings in the urban area, outlined below are three large Māori-led growth areas identified in the FDS:
    - Te Runanganui o Ngāti Porou (TRONPnui) have recently received resource consent approval for a mixed housing development on the 75 Huxley Road site in Kaiti.
    - TRONPnui continues to explore the development potential of the ex-Rifle Range site in Sponge Bay. The UGD workstream will continue to engage with TRONPnui to understand how the Urban Plan change facilitates their development aspirations.
    - Toitū Tairāwhiti Housing Limited (TRHL) are assisting the development of the Tūranga Tangata Rite papakāinga development adjacent to the Gisborne Hospital. This development is currently at a master planning level, and TRHL has recently started pre-application discussions with the Consenting team.
47. The Urban Plan change is exploring how to improve housing outcomes for Māori across the proposed residential zones, which includes enabling papakāinga development and multigenerational living.

Oritetanga

48. Through further engagement to support the development of the Urban Plan change, we will work with the urban iwi and hapū to better understand the outcomes necessary to support improved housing and community outcomes. There are multiple iwi interests and land holdings in the urban area represented by Ngāti Porou iwi and Ngāti Oneone hapū focussed to the east of the city, while Rongowhakaata iwi and hapū and Te Aitanga a Māhaki iwi and hapū hold interests across the city urban area.
49. Under Oritetanga, the FDS sought to address inequity by providing improved development capacity in areas that support Māori landowners and social housing providers within the urban area. We will continue discussions with Council's Treaty partners to obtain a better understanding of how to reflect this in the Urban Plan change.

Whakapono

50. The FDS was able to incorporate iwi and hapū values towards urban development. We are continuing to work with tāngata whenua through the development of the urban masterplans and the Urban Plan change work, to ensure whakapono is appropriately acknowledged, protected, and incorporated into the Urban Plan change as we plan for future growth.
51. This can relate to identifying areas of significance, including cultural sites, and identifying suitable mechanisms using relevant spatial layers. Overlays, such as Heritage Alert layer in the current TRMP require resource consent applicants to engage the relevant iwi to consider how the proposal may affect a particular site of significance.
52. This is one of many spatial layer mechanisms that can be used to ensure, as the urban area experiences growth and development, that areas of cultural value are protected and are not negatively impacted.

53. Cultural value assessments, reviewing the historic heritage information in the TRMP and further iwi and hapū engagement will be key informants to the spatial layers. A Historic Heritage Review (HHR) is currently in progress that will inform the review of relevant District Plan provisions heritage spatial layers.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

54. We are currently engaging Treaty partners to gather more feedback on the UGD workstream's projects. Further engagement is needed during the development of the masterplans and District Plan provisions. We already have some information relevant for District Plan changes provided through submissions from Te Rūnanganui o Ngāti Porou (TRONP) and Rongowhakaata Iwi Trust on the FDS.

55. Pre-engagement has been initiated with Te Rūnunganui o Ngāti Porou, Ngāti Oneone and Te Aitanga a Mahaki Trust. Preliminary feedback on the overarching content has been received from iwi technicians working on behalf Mahaki, which will be incorporated before the draft Plan Change is presented to Council. Further discussions will be undertaken to understand their engagement process and anticipated time needed to enable their input into the Urban Plan Change.

56. Council-wide discussions were undertaken with Rongowhakaata Iwi Trust. Discussions took place reaffirming key principles for effective engagement from a Council-wide perspective.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

57. An online TRMP pre-engagement took place from 28 January to 28 February 2025. During this period, feedback was sought on the Urban Plan change proposed zone statements, zoning map as well as questions on the urban masterplans. Feedback received from this pre-engagement period will be provided at the 27 March 2025 Council meeting.

58. In-person community sessions were held on 11, 12 and 13 February 2025. These included:
    - Community drop-in sessions in the City Centre, Kaiti and Elgin.
    - A developer drop-in session.

59. Engagement with Trust Tairāwhiti and consultants working on the City Centre Catalyst projects plan.

60. Staff presented on the draft Urban Plan change in a workshop with the Chamber of Commerce members on 27 February 2025, along with Council's Consenting team.

61. Another Kaiti masterplan engagement is planned for 15 March at Kaiti Hub market.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

62. The NPS-UD requires that planning for urban environments supports reductions in Greenhouse Gas (GHG) emissions. To ensure future development is located in areas at lower risk to the impacts of climate change as well as supporting reductions in GHG emissions, the FDS has evaluated the growth areas against climate change criteria. The FDS growth areas have also considered the known urban impacts of Cyclone Gabrielle in 2023.

63. While developing the draft spatial layers, the focus has been on intensification of the existing urban area, rather than continuing to expand the city's footprint to enable housing growth. Making the best use of our existing footprint with minimal expansion will support GHG emission reductions.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

64. There are no direct financial implications of this report. The costs of this review are part of the approved TRMP review budget.

Legal

65. There are no specific legal implications for this report. The Urban Plan change itself will be subject to legal review in April 2025 prior to notification to make sure it meets the various legal requirements, primarily the Resource Management Act 1991 and national direction under that Act.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

66. Council has previously prepared a range of targeted strategies to provide a context-driven approach to resolve housing supply shortages, improve connectivity and enhance environmental resilience. Documents such as the Tairāwhiti Spatial Plan 2050, Urban Development Strategy, CBD Spatial Framework 2019, and the Future Development Strategy (FDS) will inform the revised TRMP.

67. The Plan change content produced to date is aligned with these documents and national direction.

RISKS - NGĀ TŪRARU

Relationship risk

- Impact: Not delivering the Urban Plan change in a form that meets the community and legislative requirements, in the proposed timeframe, risks Council losing credibility.
- Mitigation: Concentrating on the core requirements to implement the FDS 2024-2054 and give effect to the NPS-UD.

Legal risk

- Impact: There is a potential for legal challenges if the RMA plan-making process is not correctly followed.
- Mitigation: Update the process manual and ensuring alignment with RMA requirements. A comprehensive legal review will be conducted in April 2025 to validate adherence to legal standards and address any gaps. Additionally, ongoing evaluation of content throughout the process will help minimise risks.

Changes to Legislation and National Direction

- Impact: The plan change currently underway could be impacted by amendments to the RMA or national direction. These upcoming changes to national direction may require adjustments to the current plan change process. There have been no indications of substantial changes to the NPS-UD and National's Going for Housing Growth Plan supports unlocking land for housing.
- Mitigation: The team will monitor developments closely and adjust the plan change process as necessary to align with any legislative updates.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
27 March 2025	Present drafts of the Urban Plan change to Council, for approval to send the draft to Treaty partners for comment.	Given the timing of the TRMP Committee meeting, this report will include the draft version presented to the TRMP Committee on 13 March. The intention is to include a table identifying the changes made to that draft, responding to the direction provided by the TRMP Committee.
April 2025	Draft to Treaty partners. Potential refinements to plan change and s32 report. This is a statutory RMA step, that is in addition to the ongoing engagement that has, and is continuing.	Legal review will occur concurrently.
26 June 2025	Plan change notification decision by Council.	Formal RMA notification process initiated.
Late 2025 onwards	Hearings, decisions, and appeals	Depending on submissions and feedback likely to run into 2026.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Options for the form of the Medium Density Residential and General Residential Zones [**25-42.1** - 1 page]
2. Attachment 2 - Medium Density Residential and General Residential Zone Provisions [**25-42.2** - 50 pages]
3. Attachment 3 - Options for the Spatial Extent of the Medium Density Residential zone [**25-42.3** - 4 pages]
4. Attachment 4 - Mixed Use Zone Extent and Precincts [**25-42.4** - 1 page]
5. Attachment 5 - Mixed Use Zone Provisions [**25-42.5** - 23 pages]
6. Attachment 6 - Commercial and Special Purpose Hospital Zones [**25-42.6** - 59 pages]
7. Attachment 7 - Rural Lifestyle and Future Urban Zone Provisions [**25-42.7** - 34 pages]
8. Attachment 8 - Draft RPS Changes to the Operative RPS to Support the Urban Plan Change [**25-42.8** - 88 pages]
9. Attachment 9 - TRMP Commissioner Feedback and Progress on Residential Urban Design Guide [**25-42.9** - 4 pages]

	Option 1 Optimised Yield Outcome		Option 2 Design Enhanced Yield Outcome		Option 3 Prioritised Amenity Outcome	
	General Residential zone	Medium density residential	General Residential zone	Medium density residential	General Residential zone	Medium density residential
Building Coverage	50%	60%	40%	50%	40%	50%
Setbacks	Front - 3m Side - 1.5m	Front - 1.5m Side - 1m	Front - 3m Side - 1.5m	Front - 1.5m Side - 1m	Front - 5m Side - 3m	Front - 3m Side - 1.5m
Outdoor Living Space / Landscaping	20m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL	20m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL	30m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL	20m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL	35m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL	25m2 x 3m min per unit at GL 8m2 x 2m min per unit above GL
Max Impermeable Surfaces	40%	75%	50%	65%	50%	55%
Minimum landscaped permeable surface	20% of net site area	15% of net site area	30% of net site area	20% of net site area	35% of net site area	25% of net site area
Residential Intensity	Up to 3	Up to 4	Up to 3	Up to 3	Up to 3	Up to 3
Minor Residential Unit	1	1	1	1	1	1
Minimum Lot Size/ Site Area	400m^2	350m^2	400m^2	350m^2	600m^2	450m^2
Height to Boundary / Sunlight	45° degrees + 2.75m	60° degrees + 4m	45° degrees + 3m	60° degrees + 4m	45° degrees + 2.5m	45° degrees + 2.75m
Height / Specific Height Control	8m	12m	8m	11m plus exceedance by 1m for 50% of roof in elevation where roof slope 15% or more	8m	10m

MRZ – Medium Density Residential Zone

The purpose of the Medium Density Residential zone is to provide for a moderate concentration and bulk of buildings with a range of dwelling typologies to increase housing supply and choice within Gisborne City.

The zone is applied to locations within the Gisborne City urban area which have a high level of accessibility to the public transport network, social infrastructure, and the centre zones. The zone also provides a buffer between the Mixed use zone and the less intense residential environment of the General Residential zone. By enabling increased densities in these areas, the Medium Density Residential zone plays a key role in supporting a compact urban form.

The zone is generally characterised by buildings up to three storeys, and a mixture of housing typologies such as detached, semi-detached, terrace housing and low-rise apartments. It is anticipated that the character and scale of buildings in this zone will transition over time as the number of medium density residential developments increases.

The Medium Density zone seeks to ensure quality residential and on-site amenity for residents is achieved…

A variety of other non-residential activities are provided for where they are compatible with the planned residential amenity and character of the zone. These include small-scale visitor accommodation, educational facilities, and home occupation activities.

Development is also encouraged to take into account the non-statutory Design Guide – For Residential Development in Urban Areas which provides best practice design guidance to achieve a well-designed and high quality development in the Medium Density Residential zone.

Defined terms	
Term	Definition

Zone description	

Objectives

MRZ-O1	Purpose of Medium Density Residential Zone
The Medium Density Residential zone provides for housing in the Gisborne urban environment that accommodates a range of densities, housing types and sizes that: a. Increase housing capacity and choice that respond to the diverse accommodation needs of the Tairāwhiti community; b. Contributes to housing affordability; c. Are highly accessible by active and public transport to jobs, services and amenities; and d. Maximise the benefits of a well-functioning urban environment.	
MRZ-O2	**Planned Character and Amenity**
The planned character and amenity enables change over time to a more moderate concentration and bulk of buildings than what is anticipated in the General Residential zone, that primarily consists of: a. A built form comprising of a range of residential unit types, predominately characterised by buildings up to three storeys; and b. Development that achieves a reasonable level of amenity for residents, street networks and adjoining sites.	
MRZ-O3	**Non-residential Activities**
Non-residential activities contribute to the well-being of the community while complementing the scale, and planned character and amenity of the Medium Density Residential zone.	
XX-O5	
XX-O6	
XX-O7	**Objective title**

DRAFT

XX-O8	**Objective title**
XX-O9	**Objective title**
XX-O10	**Objective title**
XX-O11	**Objective title**
XX-O12	**Objective title**

DRAFT

Policies

MRZ-P1	Residential Activity
Enable residential activities with a mix of densities including detached and semi-detached dwellings, terrace housing and low-rise apartments.	
MRZ-P3	**On-site Amenity**
Require residential activities to be designed to meet the day-to-day needs of residents by: a. Providing access to sunlight throughout the duration of the year; b. Providing privacy and outlook; and c. Providing useable and accessible outdoor living space and service areas, either private or communal, which can accommodate necessary amenities for residents.	
MRZ-P4	**Adjoining Sites**
Require the height, scale and location of development to maintain sunlight access and privacy and minimise visual dominance effects on adjoining properties.	
MRZ-P5	**Neighbourhood and Streetscape Amenity**
Ensure development contributes to neighbourhood and streetscape amenity by: a. Managing the scale, bulk, location and form of development; and b. Requiring setbacks and landscaped areas within sites to support the overall amenity of the streetscape.	
MRZ-P6	**Non-residential activities**
Enable non-residential activities that: a. Support the social, cultural and economic well-being of the community; b. Are in keeping with the planned character and amenity of development as anticipated in the Medium Density zone; c. Do not detract from the vitality and viability of the City Centre zone, Mixed Use zone, Local Centre zone and Neighbourhood Centre zone; and d. Avoid, remedy or mitigate any adverse effects on the residential amenity values of the Medium Density zone.	

MRZ-P7	Other Activities
Restrict activities that are incompatible with the planned urban character and amenity of the Medium Density zone.	

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MRZ-P8	Infrastructure Capacity
Enable development in the Medium Density Residential zone where it is appropriately serviced by existing and planned infrastructure.	

MRZ-P9	Impermeable Areas
Restrict the maximum impermeable area on a site in order to manage stormwater runoff, maintain and enhance amenity values, and manage adverse effects on waterbodies.	

MRZ-P10	Parking
TBC on policy direction	

XX-P11	Home Occupations
Enable home occupation activities which are compatible with the planned character and amenity of the Medium Density Residential zone and that: a. Are ancillary to the residential activity on the site; b. Manage noise emissions including avoiding inappropriate or excessive noise that may affect the health and wellbeing of the surrounding residential community; c. Manage traffic generation including from employees, customers and visitors to the site; and d. Locate or screen any associated outdoor storage of equipment or goods so it is not visible from the surrounding residential environment.	

XX-P12	

Rules

Note:

MRZ-R1	Residential activities
	Activity status: **Permitted** Where:

		a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; ix. MRZ-S9; x. MRZ-S10
		Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R1(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 3. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 4. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 5. The extent to which the day-to-day needs of residents are provided for including a reasonable level privacy, outlook and private outdoor living space for each residential unit. 6. The capacity of existing and planned infrastructure to service the activity. 7. The extent of impermeable surfaces and landscaping and the effects on residential amenity and stormwater runoff. 8. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment.

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		9. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained.

MRZ-R2	Residential unit
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; ix. MRZ-S9; x. MRZ-S10; and b. There is no more than one residential unit per 350m²; or c. There is no more than two residential units where attached at one side per 280m² per residential unit; or d. There is no more than three residential units where attached on two sides (including vertically) per 250m² per residential unit.
	Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R2(1). Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone.

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		3. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 4. The extent to which the day-to-day needs of residents are provided for including a reasonable level privacy, outlook and private outdoor living space for each residential unit. 5. The capacity of existing and planned infrastructure to service the activity. 6. The extent of impermeable surfaces and landscaping and the effects on residential amenity and stormwater runoff. 7. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment. 8. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained.

MRZ-R3	**Minor residential unit**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; and b. There is up to two minor residential units per site. c. The gross floor area of a minor residential unit does not exceed 60m². d. The minor residential unit is located on the same Certificate of Title as the principal residential unit on the site. Note: A minor residential unit may be erected closer to or on any side boundary or any yard boundary on a rear site if the written consent of the adjoining property owner is obtained and submitted to the consent

		authority at the time a building consent is sought, or prior to the commencement of the activity.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R3(1)(a) or MRZ-R3(1)(c). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 3. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 4. The extent to which the day-to-day needs of residents are provided for including a reasonable level of privacy, outlook and private outdoor living space for each residential unit.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: MRZ-R3(1)(b) or MRZ-R3(1)(d).

MRZ-R4	**Accessory buildings and structures**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S8; and b. The accessory building or structure is ancillary to residential activities on the site.

		c. The gross floor area of the accessory building or structure does not exceed 25m². d. No part of the accessory building or structure is used as a tradeperson's depot. e. The accessory building or structure accommodates a permitted activity. Note: An accessory building or structure may be erected closer to or on any side boundary or any yard boundary on a rear site if the written consent of the adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought, or prior to the commencement of the activity.
		2. Activity status: **Restricted discretionary** a. Compliance is not achieved with MRZ-R4(1)(a), MRZ-R4(1)(b) or MRZ-R4(1)(c). Matters of discretion 1. The matters set out in MRZ-O4 and MRZ-P6. 2. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** a. Compliance is not achieved with MRZ-R4(1)(d) or MRZ-R4(1)(e).

MRZ-R5	**Home business**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S8; viii. MRZ-S9; and b. No more than XXm² of total gross floor area of all buildings on the site is used for the home business activity;

		c. The activity does not generate significantly more traffic than other residential activities in the vicinity; d. No parking of heavy vehicles on the site or nearby streets; e. No more than 2 persons (full-time equivalent) who reside off the site may be employed by the home business activity; and f. The site contains a residential unit where the principal use of the site is for residential activities.
		2. Activity status: **Restricted discretionary** a. Compliance is not achieved with MRZ-R5(1)(a), MRZ-R5(1)(b) or MRZ-R5(1)(c). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 3. Whether the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 4. The effect of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 5. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.
		3. Activity status: **Discretionary** a. Compliance is not achieved with MRZ-R5(1)(d), MZ-R5(1)(e) or MRZ-R5(1)(f).

MRZ-R6	**Second-hand residential unit**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3;

		iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; ix. MRZ-S9; and x. MRZ-S10
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R6(1) Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 3. The state of repair of the exterior of the second-hand residential unit, including any timeframes for reinstatement on residential amenity. 4. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 5. The capacity of existing and planned infrastructure to service the activity. 6. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 7. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained. 8. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and private outdoor living space for each residential unit. 9. The effects associated with the reinstatement and construction of any fences, pedestrian accessways and vehicle crossings. Note: Any application for a second-hand residential unit will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides

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		that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

MRZ-R7		Visitor accommodation
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S8; and b. The site has a minimum net area of 1,000m²; c. The activity only includes licensed facilities and food and beverage activities for the exclusive use of patrons; and d. The activity generates no more than XXX vehicle movements per day.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R7(1)(a) or MRZ-R7(1)(b). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone.
		3. Activity status: **Discretionary** Where: b. Compliance is not achieved with: MRZ-R7(1)(c) or MRZ-R671)(d).

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MRZ-R8	Educational facility
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S8; and b. The site has a minimum net area of 1,000m²; and c. The number of students attending at any one time does not exceed 20.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: MRZ-R8(1)(a) or MRZ-R8(1)(b). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone.
	3. Activity status: **Discretionary** a. Compliance is not achieved with: MRZ-R8(1)(c).

MRZ-R9	Supported residential care facility
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3;

		iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; ix. MRZ-S9 x. MRZ-S10; and b. The maximum occupancy does not exceed five residents.
		2. Activity status: **Restricted discretionary** a. Compliance is not achieved with: MRZ-R9(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone. 3. The effect of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 4. The effect of the activity on the safety and security of the surrounding neighbourhood. 5. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 6. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.

MRZ-R10	**Construction, addition to, or alteration of buildings and structures**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5;

		vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S8; ix. MRZ-S9; x. MRZ-S10; and b. The new building or structure, or addition or alteration to existing buildings and structures will accommodate a permitted activity.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R10(1). Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in Appendix XX. 2. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

MRZ-R11	**Demolition and removal of buildings and structures**
	1. Activity status: **Permitted**

MRZ-R12	**Temporary activities**
	1. Activity status: **Permitted** Where: a. The duration of the activity does not exceed four days including any set-up or dismantling of equipment required (excluding military training activities). b. The activity is not undertaken more than once over a 60 day period on the same site. c. The hours of operation of the activity are between 7am – 10pm. Note: Temporary activities are excluded from the General Residential zone standards.
	2. Activity status: **Restricted discretionary**

		Where: a. Compliance is not achieved with: MRZ-R12(1). Matters of discretion: 1. The effect of the activity on the safe and efficient operation of the transport network including on parking and access, traffic generation and the safety of other road users. 2. The effect of the scale, location and hours of duration of the activity on the amenity of surrounding properties in particular noise, privacy and lighting effects.

MRZ-R13	**Community facility**
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 2. The effect of the scale, location and hours of operation of the activity on the amenity of surrounding properties in particular noise, privacy and lighting effects. 3. The extent to which building design and location provides for high-quality on-site amenity values. 4. The capacity of existing and planned infrastructure to service the activity. 5. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment. 6. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.

MRZ-R14	**Healthcare activities**
	1. Activity status: **Restricted discretionary**

		Matters of discretion: 1. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 2. The effect of the scale, location and hours of operation of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 3. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment. 4. The capacity of existing and planned infrastructure to service the activity. 5. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.

MRZ-R15	**Retail activities**
	1. Activity status: **Restricted discretionary** Where: a. The gross floor area of the retail activity does not exceed 500m²; and b. The activity is located on a site fronting an arterial or principal road (excluding sites adjacent to Awapuni Road). Matters of discretion: 1. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 2. The effect of the scale, location and hours of operation of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 3. The effect of the activity on any surrounding heritage values. 4. The effect of the activity on the safe and efficient operation of the transport network including the location and design of

	parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment. 5. The capacity of existing and planned infrastructure to service the activity. 6. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.

MRZ-R16	**Office activities**
	1. Activity status: **Restricted discretionary** Where: a. The activity is located on a site fronting an arterial or principal road (excluding sites adjacent to Awapuni Road). Matters of discretion: 1. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Medium Density Residential zone. 2. The effect of the scale, location and hours of operation of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 3. The effect of the activity on any surrounding heritage values. 4. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users, as supported by an Integrated Traffic Assessment. 5. The capacity of existing and planned infrastructure to service the activity. 6. Whether the activity is appropriately located in the Medium Density Residential zone or other more appropriate zone.

MRZ-R17	**Camping grounds and motor camps**
	1. Activity status: **Discretionary** Where:

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	a. The site has a minimum net area of 2,000m². b. The activity is located on a site fronting an arterial or principal road.

MRZ-R18	Recycling depot
	1. Activity status: **Discretionary**

MRZ-R19	Industrial activities
All zones	1. Activity status: **Non-complying**

MRZ-R20	Primary production activities
All zones	1. Activity status: **Non-complying**

MRZ-R21	Any activity not otherwise listed in this chapter
All zones	1. Activity status: **Non-complying**

Standards

MRZ-S1	Maximum height
The maximum height of a building is 11m above ground floor level, expect that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building.

	3. The compatibility of the building with the planned character and amenity of the Medium Density Residential zone. 4. The bulk and form of the building and any effects on the streetscape character of the area 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects.

MRZ-S2	**Height in relation to boundary**
A building must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level along all side and rear boundaries. This standard does not apply to: 1. road boundaries 2. common walls 3. accessways Add any other exclusions	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building. 3. The compatibility of the building with the planned character and amenity of the Medium Density Residential zone. 4. The bulk and form of the building and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects.

MRZ-S3	**Minimum setback**
A building must be setback a minimum of: 1. 1.5m from the front boundary. 2. 1m from a side or rear boundary. 3. 20m for all yards adjacent to the Waikanae Stream MHWM. This standard does not apply to:	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building.

1. eaves, porches, bay or box windows, steps and chimneys may occupy any part of a required setback provided they do not encroach by more than 0.6m of the relevant setback distance. 2. ancillary garden structures up to XXm in height. 3. above ground pools up to XXm in height 4. decks up to XXm in height. Add other exclusions	3. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 4. Effects on the streetscape and planned character and amenity of the Medium Density Residential zone. 5. The ability to provide adequate on-site amenity to occupants, including outdoor living space and practical space for necessary residential amenities. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.
MRZ-S4	**Maximum building coverage**
The maximum building coverage must not exceed 50% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The compatibility of the building with the planned character and amenity of the Medium Density Residential zone. 3. The bulk and form of the building and any effects on the streetscape character of the area. 4. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 5. The ability to mitigate adverse effects through on-site landscaping. 6. The ability to provide adequate outdoor living space on site.
MRZ-S5	**Maximum impermeable surface area**
The maximum impermeable surface area must not exceed 65% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential

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	Development in Urban Areas contained in **Appendix XX**. 2. Effects on the streetscape and planned character and amenity of the Medium Density Residential zone. 3. Effects from the increased impermeable surface area on stormwater runoff from the site, in particular on the capacity of the existing and planned stormwater network and natural hazard risk. 4. The extent to which on-site landscaping provides adequate mitigation of adverse stormwater runoff effects. 5. Effects on the quality, quantity, function and amenity values of any affected waterbody. 6. The suitability of any on-site methods or infrastructure for managing stormwater runoff.
MRZ-S6	**Minimum landscaped permeable surface area**
The minimum landscaped permeable surface area must be at least 20% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the streetscape and planned character of the Medium Density Residential zone. 3. The extent of the site covered by buildings and impermeable surfaces, in particular adverse effects from stormwater runoff and on neighbourhood amenity values. 4. The ability to provide adequate on-site amenity.
MRZ-S7	**Outdoor living space**

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A residential unit located at ground floor level must have an outdoor living space of at least 20m² provided that: 1. has no dimension less than 3m; 2. is directly accessible from the residential unit; 3. is free of buildings, parking spaces, manoeuvring areas and service areas. 4. outdoor living spaces may be grouped cumulatively by area in one communally accessible location, or located directly adjacent to the unit. A residential unit located above ground floor level must have an outdoor living space in the form of a deck, balcony or roof terrace of at least 8m² provided that: 1. has no dimension less than 1.8m; and 2. is directly accessible from the residential unit. 3. outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground level, or located directly adjacent to the unit.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 3. Effects on the streetscape and planned character and amenity of the Medium Density Residential zone. 4. The ability to provide adequate on-site amenity to occupants including privacy and sunlight access to the outdoor living space throughout the duration of the year. 5. The proximity of the site to accessible public open space. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.
MRZ-S8	**Maximum fence and wall height**
The maximum fence or wall height must not exceed 2m above ground level.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the fence or wall. 3. The compatibility of the fence or wall with the planned character and amenity of the Medium Density Residential zone.

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	4. The bulk and form of the fence or wall and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.
MRZ-S9	**Service area**
An outdoor service area must be provided per residential unit as follows: 1. have a minimum area of 15m²; 2. be appropriately screened from adjoining sites and their outdoor living spaces; and 3. not located within private outdoor living spaces. This standard does not apply to sites containing one residential unit.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 3. The ability to mitigate adverse effects through design, screening or on-site landscaping. 4. Effects on the streetscape and planned character and amenity of the Medium Density Residential zone. 5. The ability to provide adequate on-site amenity, including outdoor living space and practical space for necessary residential amenities.
MRZ-S10	**Outlook space**
An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing. The minimum dimensions for a required outlook space are:	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including privacy and outlook.

DRAFT

a) a principal living room within a residential unit or residential care home must have an outlook space with a minimum dimension of 4m in depth and 4m in width; b) a principal bedroom within a residential unit or residential care home must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. Outlook spaces may be under or over a balcony. Outlook spaces required from different rooms within the same building may overlap. Outlook spaces must— a) be clear and unobstructed by buildings; and b) not extend over an outlook space or outdoor living space required by another dwelling.	3. The ability to mitigate adverse effects through design, screening or on-site landscaping. 4. Effects on the streetscape and planned character and amenity of the Medium Density Residential zone. 5. The ability to provide adequate on-site amenity including managing visual dominance effects within a site and providing a sense of space for each residential unit.

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GRZ – General Residential Zone

The purpose of the General Residential zone is to provide for traditional suburban densities alongside opportunities for residential intensification in urban areas of Gisborne. The zone is applied to urban areas of existing residential development and some greenfield areas across the Tairāwhiti district.

The zone is generally characterised by a mix of housing density and types. This includes dwellings on sites setback from boundaries, with outdoor living spaces and landscaping.

The zone also anticipates a level of infill development and residential intensification to provide for a diversity in housing choice and affordability. This is characterised by a mixture of housing typologies including semi-detached developments.

A variety of other non-residential activities are provided for where they are compatible with the planned residential amenity and character of the zone. These include small-scale visitor accommodation, educational facilities, and home occupation activities.

The General Residential zone seeks to ensure quality residential and on-site amenity for residents is achieved.

Development is also encouraged to take into account the non-statutory Design Guide – For Residential Development in Urban Areas which provides best practice design guidance to achieve a high standard of development in the General Residential zone.

Defined terms	
Term	Definition
Boarding house	

Zone description	

Objectives

GRZ-O1	Purpose of General Residential Zone
The General Residential zone provides for housing in an urban environment that accommodates a range of housing types and sizes that: a. Respond to housing demand and the diverse accommodation needs of the Tairāwhiti community; b. Contribute to housing affordability; c. Are serviced by development infrastructure; d. Reuse existing housing stock or buildings where possible; and e. Maximise the benefits of a well-functioning urban environment.	
GRZ-O2	**Planned Character and Amenity**
The planned character and amenity is characterised by traditional suburban densities with a low to moderate concentration and bulk of buildings, that primarily consists of: a. A built form comprising a range of residential unit types, predominately characterised by one to two storeys buildings with openness around and between buildings; and b. Development that achieves a reasonable level of amenity for residents, street networks and adjoining sites.	
GRZ-O3	**Non-residential Activities**
Non-residential activities contribute to the well-being of the community while complementing the scale, and the planned character and amenity of the General Residential zone.	
XX-O7	**Objective title**
XX-O8	**Objective title**
XX-O9	**Objective title**
XX-O10	**Objective title**

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XX-O11	**Objective title**
XX-O12	**Objective title**

Policies

GRZ-P1	**Residential Activity**
Enable residential activities in a selective range of densities, including infill development, which are compatible with the planned character and amenity of the General Residential zone.	
GRZ-P2	**Residential Intensification**
Enable residential intensification in locations where the additional development potential supports the public transport network, social infrastructure, and the vitality of commercial centres.	
GRZ-P3	**On-site Amenity**
Require residential activities to be designed to meet the day-to-day needs of residents by providing: d. Providing access to sunlight throughout the duration of the year; e. Providing of privacy and outlook; and f. Providing useable and accessible private outdoor living space and service areas which can accommodate necessary amenities for residents.	
GRZ-P4	**Adjoining Sites**
Require the height, scale and location of development to maintain sunlight access and privacy and minimise visual dominance effects on adjoining properties.	
GRZ-P5	**Neighbourhood and Streetscape Amenity**
Ensure development contributes to neighbourhood and streetscape amenity by: a. Managing the scale, bulk, location and form of development; b. Managing the design of infill development; and	

c. Requiring setbacks, outdoor living spaces and landscaped areas within sites to support the overall amenity of the streetscape.	
GRZ-P6	**Non-residential Activities**
Enable non-residential activities that: a. Support the social, cultural and economic well-being of the community; b. Are in keeping with the scale, character and amenity of development as anticipated in the General Residential zone; c. Do not detract from the vitality and viability of the City Centre zone, Mixed Use zone, Local Centre zone and Neighbourhood Centre zone; and d. Avoid, remedy or mitigate any adverse effects on the residential amenity values of the General Residential zone, in particular from noise and traffic generation.	
GRZ-P7	**Other Activities**
Restrict activities that are incompatible with the planned character and amenity of the General Residential zone.	
GRZ-P8	**Impermeable Areas**
Restrict the maximum impermeable area on a site in order to manage stormwater runoff, maintain and enhance amenity values, and manage adverse effects on waterbodies.	
GRZ-P9	**Infrastructure Capacity**
Enable development in the General Residential zone where it is appropriately serviced by existing and planned infrastructure.	
GRZ-P11	**Parking**
TBC on policy direction	
GRZ-P12	**Awapuni Road**
Enable small-scale retail and office activities along the northern side of Awapuni Road between Stanley Road and Grey Street which are in keeping with the planned character and amenity of the General Residential zone.	
GRZ-P13	**Home Occupations**
Enable home occupation activities which are compatible with the planned character and amenity of the General Residential zone and that: e. Are ancillary to the residential activity on the site; f. Manage noise emissions including avoiding inappropriate or excessive noise that may affect the health and wellbeing of the surrounding residential community;	

g. Manage traffic generation including from employees, customers and visitors to the site; and

h. Locate or screen any associated outdoor storage of equipment or goods so it is not visible from the surrounding residential environment.

Rules

Note:

GRZ-R1	Residential activities
	1. Activity status: **Permitted** Where: b. Compliance is achieved with: xi. GRZ-S1; xii. GRZ-S2; xiii. GRZ-S3; xiv. GRZ-S4 xv. GRZ-S5 xvi. GRZ-S6 xvii. GRZ-S7; xviii. GRZ-S8; xix. GRZ-S9; and xx. GRZ-S10
	2. Activity status: **Restricted discretionary** Where: b. Compliance is not achieved with: GRZ-R1(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 3. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone.

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		4. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 5. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and private outdoor living space for each residential unit. 6. The capacity of existing and planned infrastructure to service the activity. 7. The extent of impermeable surfaces and landscaping and the effects on residential amenity and stormwater runoff. 8. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 9. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained.

GRZ-R2	**Residential unit**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: xxi. GRZ-S1; xxii. GRZ-S2; xxiii. GRZ-S3; xxiv. GRZ-S4 xxv. GRZ-S5 xxvi. GRZ-S6 xxvii. GRZ-S7; xxviii. GRZ-S8; xxix. GRZ-S9; xxx. GRZ-S10; and c. There is no more than one residential unit per 400m²; or d. There is no more than two residential units where attached at one side per 320m² per residential unit; or e. There is no more than three residential units where attached on two sides (including vertically) per 250m² per residential unit.
	2. Activity status: **Restricted discretionary**

	Where: a. Compliance is not achieved with: GRZ-R2(1). Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone. 3. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 4. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and private outdoor living space for each residential unit. 5. The capacity of existing and planned infrastructure to service the activity. 6. The extent of impermeable surfaces and landscaping and the effects on residential amenity and stormwater runoff. 7. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 8. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained.

GRZ-R3	**Minor residential unit**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: xxxi. GRZ-S1; xxxii. GRZ-S2; xxxiii. GRZ-S3; xxxiv. GRZ-S4; xxxv. GRZ-S5; xxxvi. GRZ-S6; xxxvii. GRZ-S7;

		xxxviii. GRZ-S8; and b. There is one minor residential unit per site; c. The gross floor area of the minor residential unit does not exceed 60m²; and d. The minor residential unit is located on the same Certificate of Title as the principal residential unit on the site. Note: A minor residential unit may be erected closer to or on any side boundary or any yard boundary on a rear site if the written consent of the adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought, or prior to the commencement of the activity.
		2. Activity status: **Restricted discretionary** Where: 1. Compliance is not achieved with: GRZ-R3(1)(a) or GRZ-R3(1)(c). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone. 3. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 4. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and private outdoor living space for each residential unit.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: GRZ-R3(1)(b) or GRZ-R3(1)(d).

GRZ-R4	**Accessory buildings and structures**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with:

		xxxix. GRZ-S1; xl. GRZ-S2; xli. GRZ-S3; xlii. GRZ-S4; xliii. GRZ-S5; xliv. GRZ-S6; xlv. GRZ-S8; and b. The accessory building or structure is ancillary to residential activities on the site; c. The gross floor area of the accessory building or structure does not exceed 25m²; d. No part of the accessory or structure building is used as a tradeperson's depot; and e. The accessory building or structure accommodates a permitted activity. Note: An accessory building or structure may be erected closer to or on any side boundary or any yard boundary on a rear site if the written consent of the adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought, or prior to the commencement of the activity.
		2. Activity status: **Restricted discretionary** b. Compliance is not achieved with GRZ-R4(1)(a), GRZ-R4(1)(b) or GRZ-R4(1)(c). Matters of discretion: 1. The matters set out in GRZ-O4 and GRZ-P6. 2. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** b. Compliance is not achieved with GRZ-R4(1)(d) or GRZ-R4(1)(e).

GRZ-R5	**Home business**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: xlvi. GRZ-S1; xlvii. GRZ-S2; xlviii. GRZ-S3; xlix. GRZ-S4;

		l. GRZ-S5; li. GRZ-S6; lii. GRZ-S8; liii. GRZ-S9; liv. GRZ-S10; and b. No more than XXm² of total gross floor area of all buildings on the site is used for the home business activity; c. The activity does not generate significantly more traffic than other residential activities in the vicinity; d. No parking of heavy vehicles on the site or nearby streets; e. No more than 2 persons (full-time equivalent) who reside off the site may be employed by the home business activity; and f. The site contains a residential unit where the principal use of the site is for residential activities.
		2. Activity status: **Restricted discretionary** a. Compliance is not achieved with GRZ-R5(1)(a), GRZ-R5(1)(b) or GRZ-R5(1)(c). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 3. Whether the activity is compatible with the planned character and residential amenity of the General Residential zone. 4. The effect of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 5. Whether the activity is appropriately located in the General Residential zone or other more appropriate zone.
		3. Activity status: **Discretionary** a. Compliance is not achieved with GRZ-R5(1)(d), RZ-R5(1)(e) or GRZ-R5(1)(f).

GRZ-R6	**Second-hand residential unit**
	1. Activity status: **Permitted** Where:

		a. Compliance is achieved with: lv. GRZ-S1; lvi. GRZ-S2; lvii. GRZ-S3; lviii. GRZ-S4; lix. GRZ-S5; lx. GRZ-S6; lxi. GRZ-S7; lxii. GRZ-S8; lxiii. GRZ-S9; and lxiv. GRZ-S10 b. There is no more than one residential unit per 400m²; or c. There is no more than two residential units where attached at one side per 320m² per residential unit; or d. There is no more than three residential units where attached on two sides (including vertically) per 250m² per residential unit.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R6(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone. 3. The state of repair of the exterior of the second-hand residential unit, including any timeframes for reinstatement on residential amenity. 4. The effect of the activity on the amenity of adjoining properties including on sunlight access, privacy and from visual dominance. 5. The capacity of existing and planned infrastructure to service the activity. 6. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users.

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		7. The extent to which views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga are maintained. 8. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and private outdoor living space for each residential unit. 9. The effects associated with the reinstatement and construction of any fences, pedestrian accessways and vehicle crossings. Note: Any application for a second-hand residential unit will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

GRZ-R7	**Visitor accommodation**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: lxv. GRZ-S1; lxvi. GRZ-S2; lxvii. GRZ-S3; lxviii. GRZ-S4; lxix. GRZ-S5; lxx. GRZ-S6; lxxi. GRZ-S8; lxxii. GRZ-S10; and b. The site has a minimum net area of 2,000m²; c. The activity is located on a site fronting an arterial or principal road; d. The activity only includes licensed facilities and food and beverage activities for the exclusive use of patrons; and e. The activity generates no more than XXX vehicle movements per day.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R7(1)(a) or GRZ-R7(1)(b).

		Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: GRZ-R7(1)(c), GRZ-R7(1)(d) or GRZ-R7(1)(e).

GRZ-R8		**Educational facility**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: lxxiii. GRZ-S1; lxxiv. GRZ-S2; lxxv. GRZ-S3; lxxvi. GRZ-S4; lxxvii. GRZ-S5; lxxviii. GRZ-S6; lxxix. GRZ-S8; lxxx. GRZ-S10; and b. The site has a minimum net area of 1,000m²; c. The number of students attending at any one time does not exceed 20; and d. For educational facilities accommodating up to 10 students: a. Located on a front site; or e. For educational facilities accommodating between 11 and 20 students: a. Located on a site fronting an arterial or principal road.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R8(1)(a) or GRZ-R8(1)(b). Matters of discretion:

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		1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone.
		3. Activity status: **Discretionary** a. Compliance is not achieved with: GRZ-R8(1)(c), GRZ-R8(1)(d) or GRZ-R8(1)(e).

GRZ-R9		**Supported residential care facility**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: lxxxi. GRZ-S1; lxxxii. GRZ-S2; lxxxiii. GRZ-S3; lxxxiv. GRZ-S4; lxxxv. GRZ-S5; lxxxvi. GRZ-S6; lxxxvii. GRZ-S7; lxxxviii. GRZ-S8; lxxxix. GRZ-S9; xc. GRZ-S10; and b. The maximum occupancy does not exceed five residents.
		2. Activity status: **Restricted discretionary** a. Compliance is not achieved with: GRZ-R9(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the General Residential zone. 3. The effect of the activity on the amenity of surrounding properties in particular visual, noise and privacy effects. 4. The effect of the activity on the safety and security of the surrounding neighbourhood.

		5. The effect of the activity on the safe and efficient operation of the transport network including the location and design of parking and access, traffic generation and the safety of other road users. 6. Whether the activity is appropriately located in the General Residential zone or other more appropriate zone.

GRZ-R10	**Construction, addition to, or alteration of buildings and structures**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: xci. GRZ-S1; xcii. GRZ-S2; xciii. GRZ-S3; xciv. GRZ-S4; xcv. GRZ-S5; xcvi. GRZ-S6; xcvii. GRZ-S7; xcviii. GRZ-S8; xcix. GRZ-S9; c. GRZ-S10; and b. The new building or structure, or addition or alteration to existing buildings and structures will accommodate a permitted activity.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R10(1) Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in Appendix XX. 2. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

GRZ-R11	**Demolition and removal of buildings and structures**
	1. Activity status: **Permitted**

GRZ-R12	Temporary activities
	1. Activity status: **Permitted** Where: a. The duration of the activity does not exceed four days including any set-up or dismantling of equipment required (excluding military training activities). b. The activity is not undertaken more than once over a 60 day period on the same site. c. The hours of operation of the activity are between 7am – 10pm. Note: Temporary activities are excluded from the General Residential zone standards.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: GRZ-R12(1). Matters of discretion: 1. The effect of the activity on the safe and efficient operation of the transport network including on parking and access, traffic generation and the safety of other road users. 2. The effect of the scale, location and hours of duration of the activity on the amenity of surrounding properties in particular noise, privacy and lighting effects.

GRZ-R13	Community facility
	1. Activity status: **Discretionary**

GRZ-R14	Healthcare activities
	1. Activity status: **Discretionary**

GRZ-R15	Camping grounds and motor camps
	1. Activity status: **Discretionary** Where: a. The site has a minimum net area of 2,000m²; and

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	b. The activity is located on a site fronting an arterial or principal road.

GRZ-R16	Commercial activities
	1. Activity status: **Discretionary**

GRZ-R17	Recycling depot
	1. Activity status: **Discretionary**

GRZ-R18	Industrial activities
	1. Activity status: **Non-complying**

GRZ-R19	Primary production activities
	1. Activity status: **Non-complying**

GRZ-R20	Any activity not otherwise listed in this chapter
	1. Activity status: **Non-complying**

Standards

GRZ-S1	Maximum height
The maximum height of a building is 8m above ground floor level, expect that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building.

	3. The compatibility of the building with the planned character and amenity of the General Residential zone. 4. The bulk and form of the building and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects.
GRZ-S2	**Height in relation to boundary**
A building must not project beyond a 45 degree recession plane measured from a point 3m vertically above ground level along all side and rear boundaries. This standard does not apply to: 1. Road boundaries 2. Common walls 3. Accessways 4. Add any other exclusions	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building. 3. The compatibility of the building with the planned character and amenity of the General Residential zone. 4. The bulk and form of the building and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects.
GRZ-S3	**Minimum setbacks**
A building must be setback a minimum of: 1. 3m from the front boundary. 2. 1.5m from a side or rear boundary. 3. 20m for all yards adjacent to the Waikanae Stream MHWM. 4. 4.5m from the front boundary for sites on Awapuni Road between Grey Street and Customhouse Street.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the building. 3. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects.

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This standard does not apply to: 1. Eaves, porches, bay or box windows, steps and chimneys may occupy any part of a required setback provided they do not encroach by more than 0.6m of the relevant setback distance. 2. Ancillary garden structures up to XXm in height. 3. Above ground pools up to XXm in height 4. Decks up to XXm in height. 5. Add other exclusions	4. Effects on the streetscape and planned character and amenity of the General Residential zone. 5. The ability to provide adequate on-site amenity to occupants, including outdoor living space and practical space for necessary residential amenities. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.
GRZ-S4	**Maximum building coverage**
The maximum building coverage must not exceed 40% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The compatibility of the building with the planned character and amenity of the General Residential zone. 3. The bulk and form of the building and any effects on the streetscape character of the area. 4. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 5. The ability to mitigate adverse effects through on-site landscaping. 6. The ability to provide adequate outdoor living space on site.
GRZ-S5	**Maximum impermeable surface area**
The maximum impermeable surface area must not exceed 50% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**.

DRAFT

	2. Effects on the streetscape and planned character and amenity of the General Residential zone. 3. Effects from the increased impermeable surface area on stormwater runoff from the site, in particular on the capacity of the existing and planned stormwater network and natural hazard risk. 4. The extent to which on-site landscaping provides adequate mitigation of adverse stormwater runoff effects. 5. Effects on the quality, quantity, function and amenity values of any affected waterbody. 6. The suitability of any on-site methods or infrastructure for managing stormwater runoff.
GRZ-S6	**Minimum landscaped permeable surface area**
The minimum landscaped permeable surface area must be at least 30% of the net site area.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the streetscape and planned character of the General Residential zone. 3. The extent of the site covered by buildings and impermeable surfaces, in particular adverse effects from stormwater runoff and on neighbourhood amenity values. 4. The ability to provide adequate on-site amenity.
GRZ-S7	**Outdoor living space**
A residential unit located at ground floor level must have an outdoor living space of at least 30m² provided that: 1. has no dimension less than 3m;	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential

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2. is directly accessible from the residential unit; 3. is free of buildings, parking spaces, manoeuvring areas and service areas. A residential unit located above ground floor level must have an outdoor living space in the form of a deck, balcony or roof terrace of at least 8m² provided that: 1. has no dimension less than 1.8m; and 2. is directly accessible from the residential unit.	Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 3. Effects on the streetscape and planned character and amenity of the General Residential zone. 4. The ability to provide adequate on-site amenity to occupants including privacy and sunlight access to the outdoor living space throughout the duration of the year. 5. The proximity of the site to accessible public open space. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.
GRZ-S8	**Maximum fence and wall height**
The maximum fence or wall height must not exceed 2m above ground level.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. The location, design and external appearance of the fence or wall. 3. The compatibility of the fence or wall with the planned character and amenity of the General Residential zone. 4. The bulk and form of the fence or wall and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 6. The ability to mitigate adverse effects through design, screening or on-site landscaping.

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GRZ-S9	Service area
An outdoor service area must be provided per residential unit as follows: 1. have a minimum area of 15m²; 2. be appropriately screened from adjoining sites and their outdoor living spaces; and 3. not located within private outdoor living spaces. This standard does not apply to sites containing one residential unit.	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 3. The ability to mitigate adverse effects through design, screening or on-site landscaping. 4. Effects on the streetscape and planned character and amenity of the General Residential zone. 5. The ability to provide adequate on-site amenity, including outdoor living space and practical space for necessary residential amenities.
GRZ-S10	**Outdoor storage**
In the block bound by Grey Street, Awapuni Road, Customhouse Street and the Waikanae Stream, any outdoor storage area must be fully screened from adjoining roads, public places, residential zoned sites or open space zoned sites. This standard does not apply to goods and materials for sale. ADD image / map	Matters of discretion: 1. The relevant matters contained in the Design Guide – For Residential Development in Urban Areas contained in **Appendix XX**. 2. Effects on the amenity values of adjoining sites including visual dominance and privacy effects. 3. The ability to mitigate adverse effects through design, screening or on-site landscaping. 4. Effects on the streetscape and planned character and amenity of the General Residential zone.
GRZ-S11	**Outlook space**
TBC	

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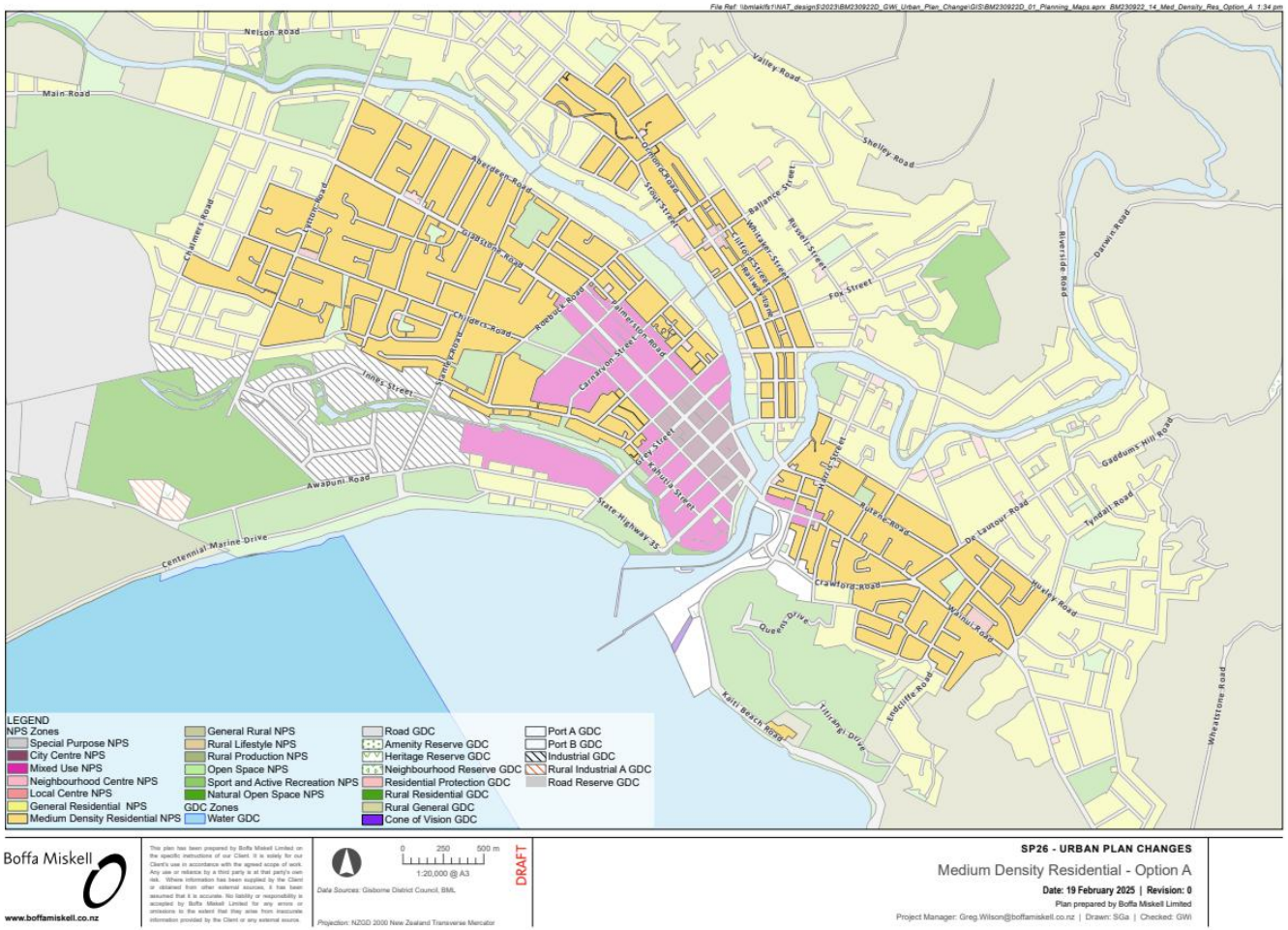
XX-Figure X Figure title

Insert figure

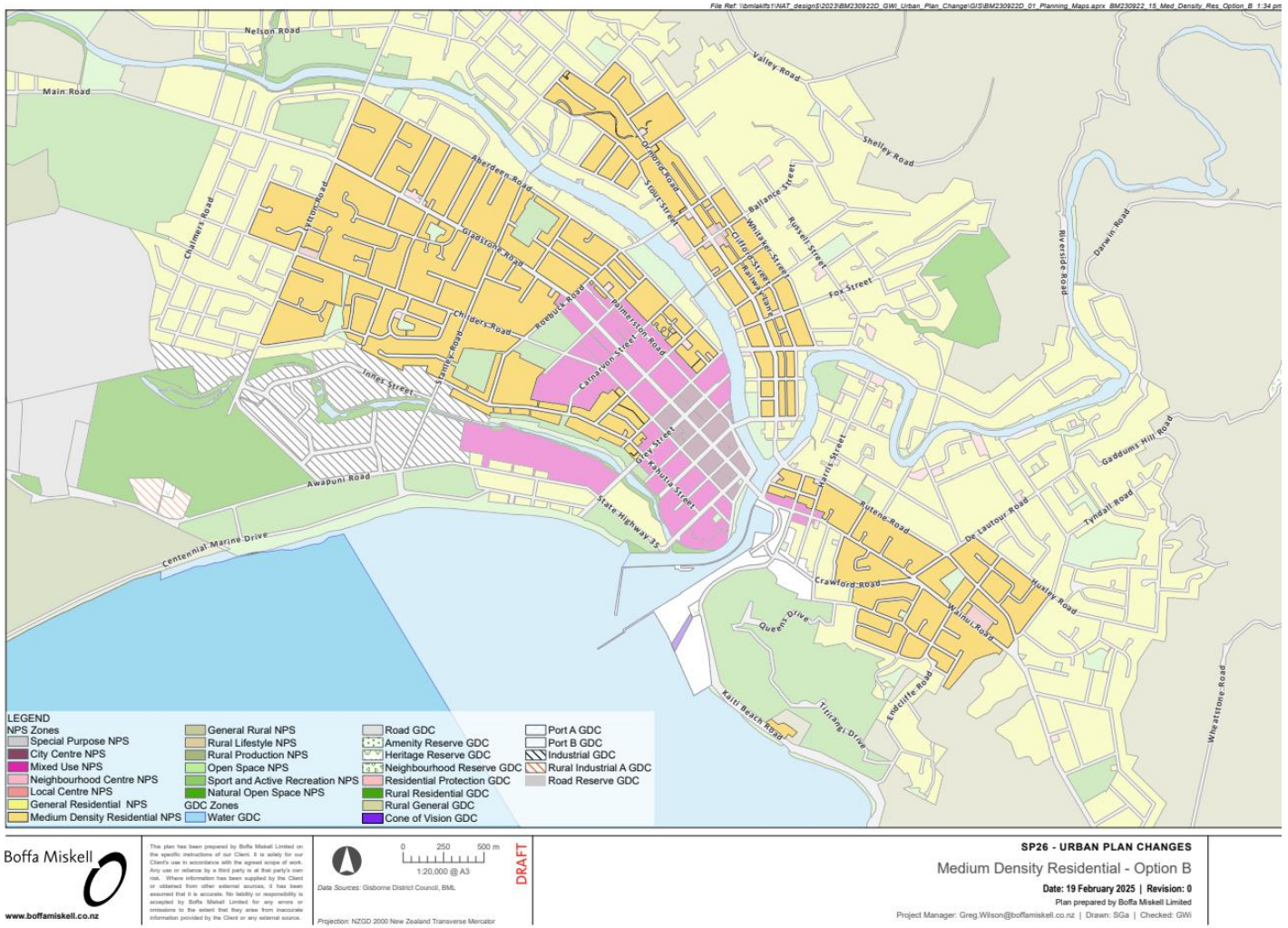
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Attachment 2; Options for the Spatial extent of the Medium Density Residential zone

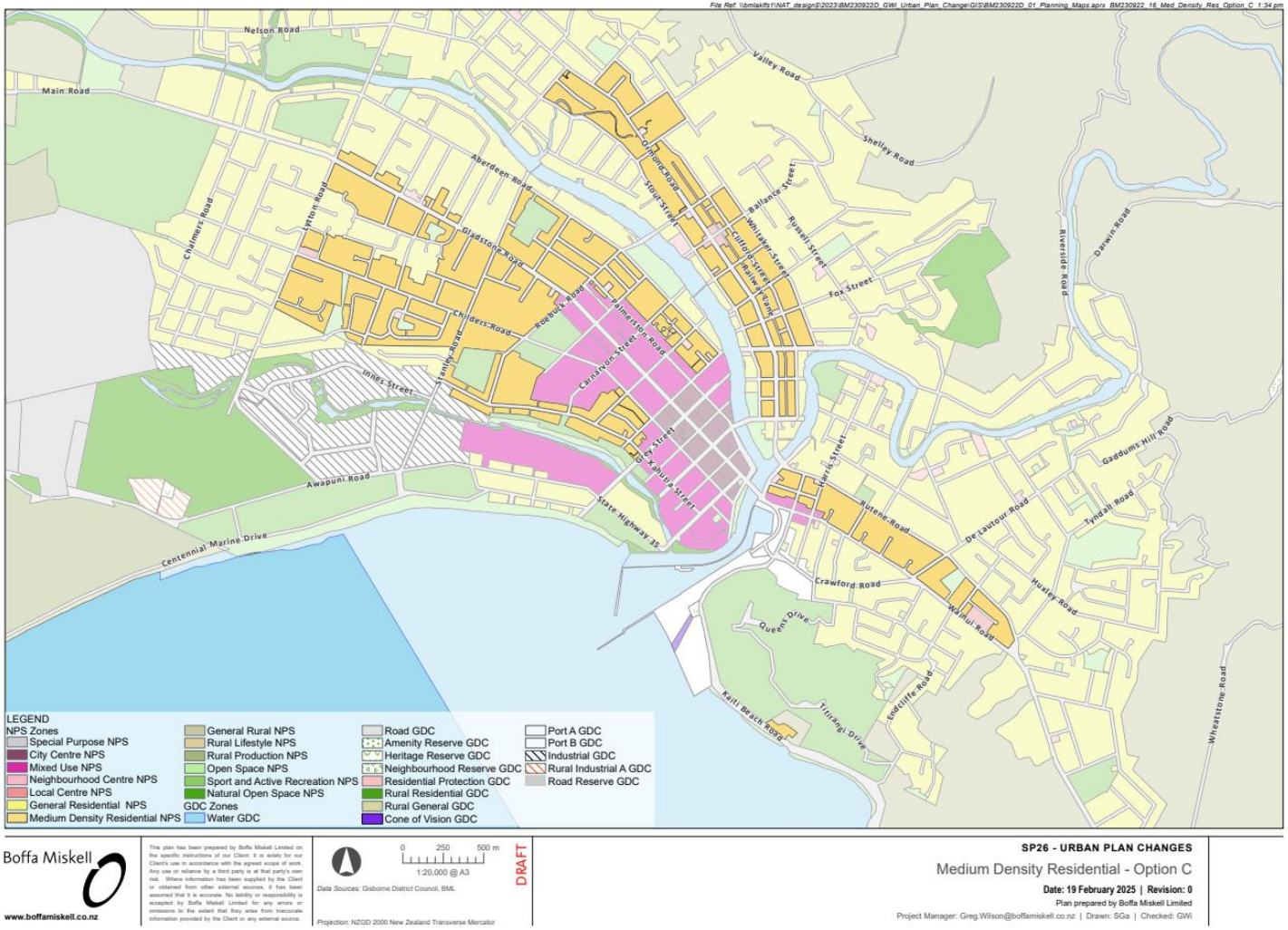
Option A


Nelson Road
Main Road
Valley Road
Shelley Road
Riverside Road
Darwin Road
Fox Street
Ballance Street
Whitaker Street
Roebuck Road
Aberdeen Road
Gisborne Road
Childers Road
Chalmers Road
Stout Street
Cutfield Street
Peel Street
Clifford Street
Russell Street
Cambridge Road
Carnarvon Street
Emerson Street
Awapuni Road
Centennial Marine Drive
State Highway 35
Tyndall Road
Gaddums Hill Road
De Lautour Road
Crawford Road
Wainui Road
Huxley Road
Queen Drive
Kaiti Beach Road
Titirangi Drive
Whataitsong Road
LEGEND
NPS Zones
Special Purpose NPS
City Centre NPS
Mixed Use NPS
Neighbourhood Centre NPS
Local Centre NPS
General Residential NPS
Medium Density Residential NPS
General Rural NPS
Rural Lifestyle NPS
Rural Production NPS
Open Space NPS
Sport and Active Recreation NPS
Natural Open Space NPS
GDC Zones
Water GDC
Road GDC
Amenity Reserve GDC
Heritage Reserve GDC
Neighbourhood Reserve GDC
Residential Protection GDC
Rural Residential GDC
Rural General GDC
Cone of Vision GDC
Port A GDC
Port B GDC
Industrial GDC
Rural Industrial A GDC
Road Reserve GDC
Boffa Miskell
www.boffamiskell.co.nz
0 250 500 m
1:20,000 @ A3
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Data Sources: Gisborne District Council, BML
Projection: NZGD 2000 New Zealand Transverse Mercator
SP26 - URBAN PLAN CHANGES
Medium Density Residential - Option A
Date: 19 February 2025 | Revision: 0
Plan prepared by Boffa Miskell Limited

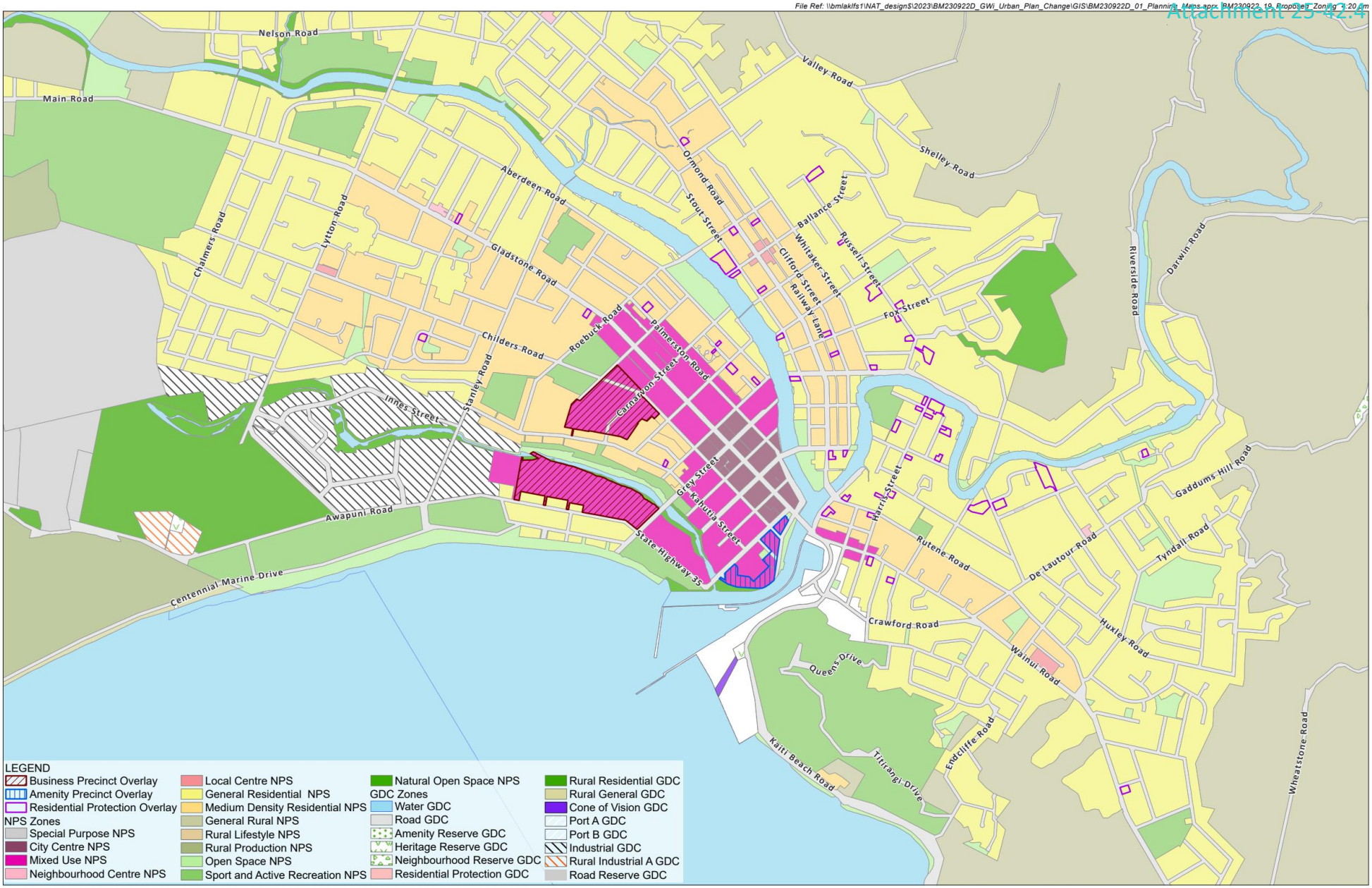
Option B


Nelson Road
Main Road
Valley Road
Shelley Road
Aberdeen Road
Stout Street
Ballance Street
Whitaker Street
Russell Street
Fox Street
Darwin Road
Rangatira Road
Chalmers Road
Roebuck Road
Childers Road
Carnarvon Street
Grey Street
Kahutia Street
Innes Street
Awapuni Road
State Highway 35
Centennial Marine Drive
Gaddums Hill Road
Tyndall Road
De Lautour Road
Rutene Road
Crawford Road
Queen Drive
Kaiti Beach Road
Tiiriraki Drive
Endcliffe Road
Wharetiitone Road
LEGEND
NPS Zones
Special Purpose NPS
City Centre NPS
Mixed Use NPS
Neighbourhood Centre NPS
Local Centre NPS
General Residential NPS
Medium Density Residential NPS
General Rural NPS
Rural Lifestyle NPS
Rural Production NPS
Open Space NPS
Sport and Active Recreation NPS
Natural Open Space NPS
GDC Zones
Water GDC
Road GDC
Amenity Reserve GDC
Heritage Reserve GDC
Neighbourhood Reserve GDC
Residential Protection GDC
Rural Residential GDC
Rural General GDC
Cone of Vision GDC
Port A GDC
Port B GDC
Industrial GDC
Rural Industrial A GDC
Road Reserve GDC
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0 250 500 m
1:20,000 @ A3
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Data Sources: Gisborne District Council, BML
Projection: NZGD 2000 New Zealand Transverse Mercator
SP26 - URBAN PLAN CHANGES
Medium Density Residential - Option B
Date: 19 February 2025 | Revision: 0
Plan prepared by Boffa Miskell Limited
Project Manager: Greg.Wilson@boffamiskell.co.nz | Drawn: SGa | Checked: GWi

Option C


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Nelson Road
Main Road
Valley Road
Shelley Road
Aberdeen Road
Chalmers Road
Ormond Road
Stout Street
Ballance Street
Whitmore Street
Clifford Street
Railway Road
Russell Street
Fox Street
Riverside Road
Darwin Road
Gladstone Road
Childers Road
Roebuck Road
Palmerston Road
Carnarvon Street
Stanley Road
Innes Street
Awapuni Road
Gisborne
Centennial Marine Drive
State Highway 35
Harris Street
Rutene Road
De Lautour Road
Gaddums Hill Road
Tyndall Road
Crawford Road
Queen Drive
Waikuti Road
Huxley Road
Kaiti Beach Road
Titirangi Drive
Endcliffe Road
Wheatstone Road
LEGEND
NPS Zones
Special Purpose NPS
City Centre NPS
Mixed Use NPS
Neighbourhood Centre NPS
Local Centre NPS
General Residential NPS
Medium Density Residential NPS
General Rural NPS
Rural Lifestyle NPS
Rural Production NPS
Open Space NPS
Sport and Active Recreation NPS
Natural Open Space NPS
GDC Zones
Water GDC
Road GDC
Amenity Reserve GDC
Heritage Reserve GDC
Neighbourhood Reserve GDC
Residential Protection GDC
Rural Residential GDC
Rural General GDC
Cone of Vision GDC
Port A GDC
Port B GDC
Industrial GDC
Rural Industrial A GDC
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Data Sources: Gisborne District Council, BML

Projection: NZGD 2000 New Zealand Transverse Mercator

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SP26 - URBAN PLAN CHANGES

Proposed Zoning

Date: 04 March 2025 | Revision: 0

Plan prepared by Boffa Miskell Limited

Project Manager: Greg.Wilson@boffamiskell.co.nz | Drawn: SGa | Checked: GWi

MUZ – Mixed Use zone

Tairawhiti's Mixed Use zone is located around the periphery of the City Centre zone along corridors of high accessibility to the public transport network, social infrastructure, and the city centre. It acts as a transition area between residential zones and the City Centre zone. The zone provides for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.

The commercial activities that are typically located in this zone include larger scale retail, drive-through restaurants, manufacturing/engineering services, and motor vehicle and machinery sales, servicing and repair. The nature of the activities found in the zone generally do not align with the City Centre zone because of the effects they generate or due to the site size needed to accommodate the activity.

New residential uses and conversions of existing non-residential buildings for residential use, where located above ground floor, can be established in the zone where appropriate. Good quality on-site residential amenity is required to the extent that is compatible within the Mixed Use zone. Development shall be designed and constructed in a manner that does not undermine the ongoing operation and development of the zone for a wide range of non-residential activities.

Due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use zone, they could undermine the amenity of zones nearby if not appropriately managed.

The zone is predominately characterised by medium rise and larger scale buildings with parking usually provided on-site.

The amenity precinct identifies an area of significant visual and cultural amenity values, with views of Te Kurī (Young Nicks Head), Titirangi (Kaiti Hill), the Cook statue and potentially the Cook landing site across the harbour and is adjacent to an area set aside for future amenity and heritage reserve and adjacent to the inner city walkway. The activities within the amenity precinct take advantage of the unique location. The precinct anticipates activities that fully utilise the cultural and heritage values.

The business precinct provides for a range of light industrial activities and commercial activities, with provision for some activities that support these activities and activities that are compatible with the adverse effects generated by light industrial activities (such as traffic, noise, odour, dust, fumes and smoke). The activities located in the business precinct are less compatible with sensitive activities. Lower standards of amenity are a characteristic in the business precinct and locating sensitive activities in the precinct can lead to reverse sensitivity effects.

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Defined terms	
Term	Definition
Community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
Commercial activities	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Commercial service activities	means any activity that trades in services rather than goods.
Food and beverage activities	means any activity where the primary business is selling food or beverages for immediate consumption on or off-site. It includes: • restaurants; • cafes; • bars; • taverns; and • take-away food bars. It excludes: • retail shops; • supermarkets; and • drive-through restaurants.
Light Industrial activities	means industrial activity that does not involve the use of heavy machinery and does not generate objectionable odour, dust or noise.
Residential activities	means the use of land and building(s) for people's living accommodation.
Sensitive activities	means dwellings, visitor accommodation, hospitals, health care and medical centres, residential care housing, educational institutions, structures for the purpose of, or activities involving public assembly.
Visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

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Objectives

MUZ-O1	Purpose of the Mixed Use zone
The Mixed Use zone is a commercial zone that: a) accommodates a range of activities, including residential, commercial, recreational, community and light industrial activities, that service both businesses and surrounding residential catchments; and b) services the needs of Tairawhiti, while supporting the hierarchy of centre zones.	
MUZ-O2	**Built Form and Amenity**
The Mixed Use zone is an attractive and diverse urban built environment that is characterised by: a) medium-rise buildings up to four storeys, that contribute positively to and integrate well with the surrounding area and local street environment; and b) development and use that manages adverse effects on the environment, including effects on infrastructure and residential amenity; and c) sites and buildings used for residential purposes that provide good quality on-site residential amenity for people residing in the zone.	
MUZ-O3	**Managing the scale of use and development**
Use and development within the Mixed Use Zone: a) are of a scale and proportion that is consistent with the purpose and planned built form of the zone; and b) minimise adverse effects on the amenity values of adjacent sites in Residential Zones, and Open Space and Recreation Zones.	
XX-O5	**Amenity Precinct**
The amenity precinct acknowledges the unique location and significant visual and cultural amenity values of the area.	
XX-O6	**Business Precinct**
The business precinct recognises and protects the economic value and inter relationships of the established light industrial activities and commercial activities located in the area.	

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Policies

MUZ-P1	Compatible activities
Enable a wide range of activities that are compatible with the purpose of the Mixed Use zone and enhances its purpose and amenity.	
MUZ-P2	**Character and Purpose**
Manage activities which are potentially compatible with the purpose and planned character of the Mixed Use zone, having regard to whether: a. the scale, bulk, location and design of the activity is compatible with the planned character and amenity of the Mixed Use zone; b. the activity does not detract from the viability and vitality of the City Centre zone; c. there is adequate existing or planned infrastructure to service the activity; and d. effects can be internalised and any potential conflict at residential and open space and recreation zone interfaces can be appropriately avoided, remedied or mitigated.	
MUZ-P3	**Amenity**
Require development in the Mixed Use zone to contribute positively to: a) high quality streetscapes; b) pedestrian amenity; c) safe movement of people of all ages and abilities; d) community well-being, health and safety; and e) traffic, parking and access needs.	
MUZ-P4	**Sensitive activities**
Consider the following effects when assessing applications to establish sensitive activities: a) reverse sensitivity effects on commercial and industrial activities; b) the level of ambient noise; c) reduced privacy; d) shadowing and visual domination; and e) light spill.	

MUZ-P5	Light industrial activities

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Manage the adverse effects between incompatible activities by:

a) restrict locating residential and light industrial on the same or adjoining sites;

b) restrict locating light industrial adjacent to the **amenity precinct**; or

c) mitigating and internalising adverse effects when light industrial is located adjacent to sensitive actives other than residential.

MUZ-P6	**Adverse effects**

Restrict activities that are likely to have an adverse effect on the purpose and amenity of the Mixed Use zone, including:

a) residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone;

b) heavy industrial activity;

c) storage and warehousing; and

d) waste management activity.

MUZ-P7	**Zone interface**

Maintain and enhance the amenity value of activities adjoining the Mixed Use zone particularly at the interface of the residential zones, and open space and recreation zones by ensuring that:

a) Buildings and activities are located and designed to achieve a transition at the zone interface;

i. Buildings are located and designed to minimise shading and privacy effects;

ii. Buildings are of a bulk, height and form that minimises dominance and/or enclosure effects;

iii. Activities that generate noise and light overspill do not compromise residential amenity; and

iv. Screening and landscaping minimise adverse visual effects.

MUZ-P8	**Infrastructure**

Enable new development where the effects on infrastructure can be avoided, remedied or mitigated.

MUZ-P9	

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XX-P10	

XX-P11	

MUZ-P12	Amenity Precinct
Recognise the significant visual and cultural amenity values of the amenity precinct and provide development where it: a) recognises the historical context of this location and its significant views; b) promotes linkages between activities in the amenity precinct and the surrounding harbour, walkway, Poverty Bay and Titirangi (Kaiti Hill) environment; and c) avoids incompatible activities.	
MUZ-P11	**Business precinct**
Recognise the diverse range of light industrial activities and commercial activities within the business precinct and provide development where it: a) Ensures light industrial activities and commercial activities are not compromised by sensitive activities; b) Recognises the area as having lower amenity values and higher adverse effects compared to the surrounding mixed use environment; c) Avoids significant adverse effects; and d) Manages adverse effects at the precinct interface.	

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Rules

MUZ-RX	Alterations, additions or repairs to existing buildings
All Mixed Use zone areas	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; and iv. MUZ-S5.

MUZ-RX	Demolition and removal of buildings and structures
All Mixed Use zone areas	1. Activity status: Permitted

MUZ-RX	Residential activity
All other Mixed Use areas	1. Activity status: Permitted Where: a. Residential activities are located entirely above the ground floor unless residential activities are located adjacent to a residential zone, or open space and recreation zone. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; v. MUZ-S5; vi. MUZ-S6; and vii. MUZ-S7.
All other Mixed Use areas	1. Activity Status: Restricted Discretionary Where: a. Compliance is not achieved with MUZ-RX(1)(a). Matters of discretion are restricted to: 1. The matters in MUZ-P4 and MUZ-P5.

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		c. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Mixed Use zone.
	Business precinct	2. Activity Status: Discretionary

MUZ-RX		**Visitor accommodation**
	All other Mixed Use areas	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; v. MUZ-S5; vi. MUZ-S6; and vii. MUZ-S7.
	Business precinct	2. Activity Status: Discretionary

MUZ-RX		**Community facilities**
	All other Mixed Use areas	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	Amenity Precinct	2. Activity status: Permitted Where: a. Any community facility does not exceed a gross floor area of 200m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.

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	Business Precinct	3. Activity status: Discretionary

MUZ-RX		**Commercial service activities**
	All other Mixed Use areas	1. Activity status: Permitted Where: a. Any commercial service activity does not exceed a gross floor area of 200m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	All other Mixed Use areas	1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-RX(1)(a). Matters of discretion are restricted to: 1. The matters in MUZ-P3 and MUZ-P5. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Mixed Use zone.
	Amenity Precinct	2. Activity status: Discretionary

MUZ-RX		**Offices**
	All other Mixed Use areas	1. Activity status: Permitted Where: a. Any office does not exceed a gross floor area of 450m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	All other Mixed Use areas	2. Activity status: Restricted discretionary Where:

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		a. Compliance is not achieved with MUZ-RX(1)(a). Matters of discretion are restricted to: 1. The matters in MUZ-P3 and MUZ-P5. 2. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Mixed Use zone.
	Amenity Precinct	3. Activity status: Discretionary

MUZ-RX	**Entertainment activities**
All other Mixed Use areas	1. Activity status: Permitted Where: a. Any entertainment activity does not exceed a gross floor area of 450m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
Amenity Precinct	2. Activity status: Permitted Where: a. Any entertainment activity does not exceed a gross floor area of 200m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
All Mixed Use areas	3. Activity status: Discretionary Where: a. Compliance is not achieved with MUZ-RX(1)(a) or MUZ-RX(2)(a).

MUZ-RX	**Educational facility**

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	All other Mixed Use zone areas	1. Activity status: Permitted Where: a. The educational facility does not exceed a gross floor area of 450m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	Amenity Precinct	2. Activity status: Permitted Where: a. The educational facility does not exceed a gross floor area of 200m^2. b. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	Business Precinct	3. Activity status: Restricted discretionary Matters of discretion: 1. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and residential amenity of the Mixed Use zone. 2. The matters in (reference transport chapter and student numbers).

MUZ-RX	**Healthcare activity**
All Mixed Use zone areas	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.

MUZ-RX	**Food and beverage facilities**

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All Mixed Use areas	1. Activity status: Permitted Where: b. The activity is not located in the Amenity Precinct. a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.

MUZ-RX	**Food and beverage facilities (excluding takeaway food bars)**
Amenity Precinct	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.

MUZ-RX	**Supermarkets**
All Mixed Use areas	1. Activity status: Permitted Where: b. The activity is not located in the Amenity Precinct. c. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.

MUZ-RX	**Temporary activities**
All Mixed Use zone areas	1. Activity status: Permitted Where: a. The activity is exempt from all general standards. b. The duration of the activity (excluding temporary military training activity) shall be a minimum of four days including set-up and dismantling time.

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		c. The activity shall comply with rules for noise specified in Rule XXXX. d. An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site. e. Activities shall only be conducted between 0700:2200 hours, where the site is located adjacent to a residential zone.
	All Mixed Use zone areas	2. Activity status: Restricted discretionary Matters of discretion: 1. Positive effects enabled through the activity. 2. Noise. 3. Duration of the activity. 4. Frequency of the activity. 5. Hours of operation.

MUZ-RX	**Drive through restaurants**
All other Mixed Use zone areas	1. Activity status: Permitted Where: f. The activity shall comply with rules for noise specified in Rule XXXX. a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
Amenity Precinct	2. Non-complying

MUZ-RX	**Parking areas**
All other Mixed Use zone areas	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1;

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		ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	Amenity Precinct	2. Activity status: Non-complying

MUZ-RX		**Light industrial activity**
	Business precinct	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	All other Mixed Use zone areas	2. Activity status: Discretionary
	Amenity Precinct	3. Activity status: Non-complying

MUZ-RX		**Trade supplier activities**
	Business precinct	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	All other Mixed Use zone areas	2. Activity status: Discretionary
	Amenity Precinct	3. Activity status: Non-complying

MUZ-RX	**Warehouses**

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	Business precinct	1. Activity status: Permitted Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5.
	All other Mixed Use zone areas	2. Activity status: Discretionary
	Amenity Precinct	3. Activity status: Non-complying

MUZ-RX	**Large format retail**
All Mixed Use zone areas	1. Activity status: Controlled Where: a. The large format retail has a gross floor area of 500m^2 to 5000m^2. b. The activity is the only retail activity or operation located on the site. c. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; and v. MUZ-S5. Matters of control are limited to: 1. External design, appearance and orientation of all buildings and parking areas. 2. Traffic management. 3. Amenity values.
All Mixed Use zone areas	2. Activity status: Discretionary Where: a. The large format retail has a gross floor area of 5000m^2 to 8000m^2.

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Amenity Precinct	3. Activity status: Non-complying

MUZ-RX	**New buildings or structures**
All other Mixed Use zone areas	1. Activity status: Restricted discretionary Where: a. Compliance is achieved with: i. MUZ-S1; ii. MUZ-S2; iii. MUZ-S3; iv. MUZ-S4; v. MUZ-S5; vi. MUZ-S6; and vii. MUZ-S7. Matters of discretion: 2. The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the Mixed Use zone or adjacent properties. 3. The extent to which the intensity and scale of the activity may adversely impact on the local streetscape. 1. The effects of any non-compliance with any relevant standard or relevant matters of discretion. 4. Whether the activity is appropriately located in a Mixed Use zone and contributes to achieving the purpose of the zone. 2. The extent to which adverse effects on the existing transport network, including but not limited to access, parking and pedestrian safety can be avoided or mitigated. 5. The capacity of existing and planned infrastructure to service the activity.

MUZ-RX	**Where one or more standards are not complied with**
All Mixed Use zone areas	1. Activity status: Restricted discretionary Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MUZ-RX	**Service Station**

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	All other Mixed Use areas	1. Activity status: Restricted Discretionary Where: a. The activity does not adjoin a site zoned residential. Matters of discretion: 1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 2. Operational noise. 3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities. 4. Hours of operation. 5. Compatibility with the existing streetscape amenity values.
	Amenity Precinct	2. Activity status: Non-complying

MUZ-RX	**Retail activity**
All other Mixed Use zone areas	1. Activity status: Discretionary Where: a. The retail activity has a gross floor area less than 500m^2.
Business precinct	2. Activity status: Non-complying Where: a. The retail activity has a gross floor area less than 500m^2.

MUZ-RX	**Activities not provided for**
All Mixed Use zone areas	1. Activity status: Non-complying

MUZ-RX	**Industrial activity other than light industrial activity**
All Mixed Use zone areas	1. Activity status: Non-complying

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MUZ-RX	Waste management facility
All Mixed Use zone areas	2. Activity status: Non-complying

Standards

MUZ-S1	Height
1. The building or structure, or extension or alteration to an existing building must not exceed a maximum height of 12m above ground level. This standard does not apply to: • Poles, streetlights or aerials and dish antennas and their supporting structures.	**Matters of discretion:** 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.
MUZ-S2	**Height in relation to boundary**
1. The building or structure, or extension or alteration to an existing building must be contained beneath a line of 60° measured into the site from any point 4m vertically above ground level along any site boundary. This standard does not apply to:	**Matters of discretion:** 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and amenity values of nearby properties, including

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• Poles, streetlights or aerials and dish antennas and their supporting structures.	visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. 6. Whether topographical or other site constraints make compliance with the standard impractical.

MUZ-S3	**Setback**
1. The building or structure, or extension or alteration to an existing building or structure, must be setback at least: a. From a boundary or road boundary that adjoins a site zoned Mixed Use or City Centre: 0m b. From a boundary or road boundary that adjoins any other zone: 3m c. From the mean high water spring: 20m This standard does not apply to: • fences or walls no more than 2m in height. • uncovered decks no more than 1m above ground level. • eaves (up to 600mm) of any roof, balcony, gutter or downpipe.	**Matters of discretion:** 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. 5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 6. Whether there are topographical or other site constraints that make

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	compliance with the permitted standard impractical. 7. For the mean high water spring setbacks, the effects on the values of the waterbody.

MUZ-S4	Landscaping at the Residential and Open Space interface
1. Any side boundary of a site that adjoins a site zoned either Residential or Open Space must: a. be fenced with a solid fence or wall of a height of 2m; or b. be planted or landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 2m in height within five years; or 2. be screened with a combination of (a) and (b) above located between the building and those boundaries which adjoin a Residential or Open Space zone.	**Matters of discretion:** 1. The adverse effects of reduced, alternative or no screening on the outlook and amenity of adjoining sites in a residential zone. 2. The scale of the building and its distance from the boundary with a residential zone. 3. The ability of existing vegetation and topography on the site or adjoining sites to mitigate any adverse visual effects of reduced, alternative or no screening on the adjoining sites in a residential zone. 4. The ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods. 5. The design, layout and use of the site which may compensate for reduced, alternative or no screening.

MUZ-S5	Outdoor storage
1. Outdoor storage or rubbish collection areas must be fully screened from the road and public places with a fence that is 1.8m in height or landscaping where they are visible from any: a. Public road; b. Other public space; or	**Matters of discretion:** 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the activity on the streetscape and surrounding environment.

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c. Directly adjoining Medium Density Residential zone, General Residential zone, Sport and Active Recreation zone, Open Space zone, Natural Open Space zone.	3. The overall landscaping provided on the site.

MUZ-S6	**Outdoor living space for residential units**
2. A residential unit at ground floor level must have an outdoor living space that is at least 20m2 and that comprises ground floor, balcony, patio, or roof terrace space that: 3. Where located at ground level, has no dimension less than 3m; and a. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m2 and has a minimum dimension of 1.8m; and b. Is accessible from the residential unit; and c. May be— i. Grouped cumulatively by area in 1 communally accessible location; or 4. Located directly adjacent to the unit; and ii. Is free of buildings, parking spaces, and servicing and manoeuvring areas. 5. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. Is at least 8m2 and has a minimum dimension of 1.8m; and	**Matters of discretion:** 1. Whether adequate useable space is provided on-site to accommodate outdoor activities relative to the number of occupants the space is designed for. 2. Whether there are topographical or other site constraints that make compliance with the standard impractical. 3. Proximity of the residential unit to accessible public open space.

DRAFT & CONFIDENTIAL

b. Is accessible from the residential unit; and c. May be— 6. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or 7. Located directly adjacent to the unit.	

MUZ-S7	Minimum residential unit size
1. Residential units must have a minimum net internal floor area as follows: a. 30m^2 for studio units; or 2. 45m^2 for one or more bedroom units.	**Matters of discretion:** 1. The design of the proposed unit provides a good standard of amenity. 2. The effect of the reduced size of the residential unit on its functionality. 3. Whether outdoor living areas or balconies are proposed and to what extent. 4. The proximity of the development to public open spaces or recreation opportunities.

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XX-Figure X Figure title

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CCZ – City Centre Zone

Gisborne's City Centre is the commercial heart and principal centre servicing the district and Tairāwhiti region. The City Centre is the top of the centres hierarchy and provides for the most intense scale and form of development. This includes a wide range of activities including retail, service, business, entertainment, and urban living while also serving as a key destination for visitors.

The zone is applied to the area bounded by Derby Street, Palmerston Road, Reads Quay and Childers Road and is contained by the physical boundaries of the Turanganui and Taruheru Rivers and the Mixed Use zone to the north, north-east and west.

The core pedestrian area of the City Centre provides for a mix of boutique and small-scale shops, professional offices and services, and places for entertainment and hospitality.

Consideration is given to how key pedestrian streets are developed while active frontages are required to encourage activities to interact with the street.

Residential activities predominately above ground floor level are encouraged to provide different housing choices and support and vibrancy, safety, and economic sustainability of the City Centre.

Activities which are not compatible with the amenity and character, alongside the function and role of the City Centre are discouraged from locating within the zone.

Development maintains and enhances the physical and visual connections between the City Centre and the coast.

The zone manages the bulk and form of development to ensure development is integrated with the existing and planned built form and contributes to a quality built environment.

Defined terms	
Term	Definition

Zone description

Objectives

CCZ-O1	**Purpose of the City Centre zone**
The City Centre is the principal centre in the district and Tairāwhiti region.	
CCZ-O2	**Land Use Density and Efficiency**
The City Centre is the primary location for a wide range of retail, commercial, residential, community and visitor accommodation activities.	
CCZ-O3	**Planned Character and Amenity**
A compact City Centre that is attractive, safe and accessible for people and communities to work, live and visit.	
CCZ-O4	**Integrated Development**
Residential activities are part of mixed-use development in the City Centre.	
CCZ-O5	**Built Form**
The scale, form, type and quality of development in the City Centre supports its purpose as the principal centre in the district and Tairāwhiti region.	
CCZ-O6	**Cultural and Heritage Values**
The identified historic and cultural heritage values within the City Centre are maintained and enhanced and positively contribute to the City Centre's built form and sense of place.	
CCZ-O7	**Continuous Street Façade**
The continuous street façade is a focus for pedestrian activity and contributes to a vibrant retail area with a high-quality pedestrian experience.	
XX-O8	
XX-O9	**Objective title**

XX-O10	**Objective title**
XX-O11	**Objective title**
XX-O12	**Objective title**

Policies

CCZ-P1	**Activities**
Provide for a wide range and diverse mix of activities that support the purpose of the City Centre and enhance its vitality, vibrancy and amenity including: a. Commercial and retail activities; b. Residential activities located above ground floor level or on the ground floor, if set back at least 10m from any boundary adjoining a road; c. Community facilities; d. Entertainment and food and beverage activities; e. Visitor accommodation; and f. Educational facilities g. Civic activities	
CCZ-P2	**Planned Character and Amenity**
Require new development to positively contribute to the sense of place and distinctive identity of the City Centre as well as its planned character and amenity by: a. Reinforcing the planned character and built form of the City Centre in terms of mass, rhythm, height and building patterns which includes, but is not limited to: i. A compact rectangular street grid with small block sizes; ii. The most intensive height and form predominately towards the southern end of Gladstone Road;	

iii. Continuous active edges and verandahs and;

iv. A concentration of Victorian and Edwardian style buildings towards the southern end of Gladstone Road.

b. Taking into account the Urban Design Guide for Commercial Development in Urban Areas contained in **Appendix H6**; and

c. Maintaining views from Gladstone Road to surrounding natural features and landscapes through the use of viewshafts;

d. Providing residential units that are functional and of a sufficient size to meet the day-to-day needs of residents.

CCZ-P3	Residential Activities

Enable residential units while managing any reverse sensitivity effects including from increased levels of noise and lighting arising from non-residential activities.

CCZ-P4	Pedestrian Experience

Recognise the City Centre as a vibrant retail and business area with a high-quality pedestrian experience by:

a. Encouraging high-intensity pedestrian focused activities including retail, food and beverage, and entertainment in particular along Gladstone Road;

b. Requiring development to maintain an attractive and continuous street interface through building design and location;

c. Encourage pedestrian linkages between the streets within the City Centre;

d. Encouraging activities to utilise public places as part of their operations including for events and alfresco dining; and

e. Promoting on-street parking with limited off-street parking associated with use and development.

CCZ-P5	Active Street Frontages

Require development on sites identified on the planning maps as a continuous street façade to provide an active frontage through:

a. Orientating buildings towards the front boundary of a site;

b. Providing a verandah;

c. Locating storage and service areas within or to the rear of buildings;

d. Providing transparent glazing on the ground floor to allow visibility into and out of commercial frontages;

e. Providing an obvious public entrance; and

f. Enable the extension of the activity undertaken within the building out onto the footpath or roadway fronting the building.	
CCZ-P6	**Other Activities**
Avoid activities that are incompatible with the purpose and the planned character and amenity of the City Centre, including industry and large format retail.	
CCZ-P7	**Cultural and Heritage Values**
Encourage the retention and protection of the City Centre's cultural and historic heritage including resources from pre-European and post-European settlement and the Turanganui and Taruheru Rivers.	
CCZ-P8	**Turanganui and Taruheru Rivers**
Maintain and enhance the relationship between Gladstone Road and the Turanganui River and Taruheru River through the development of pedestrian and cycle connections.	
XX-P19	
XX-P11	
XX-P12	

Rules

Note:

CCZ-R1		**Retail activities**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and

		iv. CCZ-S5 b. The gross floor area of the retail activity does not exceed 500m².
		2. Activity status: **Controlled** Where: a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and iv. CCZ-S5 b. The gross floor area of the retail activity is between 500m² and 5,000m². Matters of control: 1. Amenity values. 2. Human health and comfort. 3. Financial contributions. 4. Parking, loading and traffic management. 5. Safety, design and appearance. 6. Continuous street façade and pedestrian frontage.
		3. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: i. CCZ-S2; or ii. CCZ-S4 Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**.
		4. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5
		5. Activity status: **Non-complying**

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	Where: a. Compliance is not achieved with: CCZ-R1(2)(b).

CCZ-R2	**Commercial services**
CCZ-R3	**Entertainment facility**
CCZ-R5	**Food and beverage activities**
CCZ-R6	**Community facility**
CCZ-R7	**Healthcare activities**
	1. Activity status: **Permitted** a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and iv. CCZ-S5
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: i. CCZ-S2; or ii. CCZ-S4 Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H**.
	3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5

CCZ-R8	**Residential activities**
	1. Activity status: **Permitted**

		Where: a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S3; iv. CCZ-S4; and v. CCZ-S5 b. Located above ground floor level; or c. At ground floor level and located a minimum of 10m from the boundary adjoining any road.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: i. CCZ-S2; ii. CCZ-S3; or iii. CCZ-S4 Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H9**. 3. The extent to which the intensity, scale, location, form and appearance of the activity is compatible with the planned character and amenity of the City Centre zone. 4. The extent to which the day-to-day needs of residents are provided for including sufficient privacy, outlook and outdoor living space. 5. The extent to which the activity manages any reverse sensitivity effects including from higher levels of noise or reduced privacy from non-residential activities.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5
		4. Activity status: **Non-complying** Where:

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	a. Compliance is not achieved with: CCZ-R8(1)(b) and CCZ-R8(1)(c).

CCZ-R9	Visitor accommodation
	1. Activity status: **Permitted** a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and iv. CCZ-S5 b. Located above ground floor level.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: i. CCZ-S2; or ii. CCZ-S4 Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H**.
	3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5
	4. Activity status: **Non-complying** Where: a. Compliance is not achieved with CCZ-R9(1)(b).

CCZ-R10	Educational facility (excluding primary and secondary educational facilities)
	1. Activity status: **Permitted** a. Compliance is achieved with:

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		i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and iv. CCZ-S5 b. Located above ground floor level.
		a. Activity status: **Restricted discretionary** Where: b. Compliance is not achieved with: i. CCZ-S2; or ii. CCZ-S4 Matters of discretion: c. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. d. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; ii. CCZ-S5; or iii. CCZ-R10(1)(b).

CCZ-R11	**Temporary activities**
	1. Activity status: **Permitted** Where: a. The duration of the activity does not exceed four days including any set-up or dismantling of equipment required (excluding military training activities). b. The activity is not undertaken more than once over a 60 day period on the same site. c. The hours of operation of the activity are between 7am – 10pm where the site is located adjacent to a residential zone. Note: Temporary activities are excluded from the City Centre zone standards.
	2. Activity status: **Restricted discretionary** Where:

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		a. Compliance is not achieved with: CCZ-R11(1). Matters of discretion: 1. The effect of the activity on the safe and efficient operation of the transport network including on parking and access, traffic generation and the safety of other road users. 2. The effect of the scale, location and hours of duration of the activity on the amenity of surrounding properties in particular noise, privacy and lighting effects.

CCZ-R12		Addition to, or alteration of buildings and structures
		1. Activity status: **Permitted** a. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S4; and iv. CCZ-S5
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with: i. CCZ-S2; or ii. CCZ-S4 Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5

CCZ-R12		Demolition and removal of buildings and structures
		1. Activity status: **Permitted**

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		Where: a. The activity does not result in vacant land, open space or parking areas on sites that are within continuous street façade as identified on the planning maps. b. The activity is required for the purposes of constructing a new building or structure, or for an addition or alteration to a building or structure.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with: CCZ-R12(1).

CCZ-R13	Construction of new buildings
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**. 3. The effect of the activity on the safe and efficient operation of the transport network including on parking and access, traffic generation and the safety of other road users. 4. The extent to which the intensity, scale, location, form and external design and appearance of the activity is compatible with the planned character and residential amenity of the City Centre zone. 5. The capacity of existing and planned infrastructure to service the activity. 6. The extent to which the activity maintains views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga. 7. The extent to which the activity maintains the continuous street façade as identified on the planning maps.
	2. Activity status: **Discretionary**

		Where: d. Compliance is not achieved with: i. CCZ-S1; or ii. CCZ-S5

CCZ-R14	Commercial parking buildings and parking areas
	1. Activity status: **Discretionary**

CCZ-R15	Recycling depot
	1. Activity status: **Discretionary**

CCZ-R16	Industrial activities
	1. Activity status: **Non-complying**

CCZ-R17	Any activity not otherwise listed in this chapter
	2. Activity status: **Non-complying**

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Standards

CCZ-S1	Height
1. The minimum height of a building or structure is 8m above ground floor level. 2. The maximum height of a building or structure is 14m above ground floor level. This standard does not apply to: 1. Poles, streetlights, aerials, dish antennas and their supporting structures.	Matters of discretion: 1. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H**. 2. The location, design and external appearance of the building. 3. The compatibility of the building with the planned character and amenity of the City Centre zone. 4. The bulk and form of the building and any effects on the streetscape character of the area. 5. Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. 6. The extent to which the building or structure maintains views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga.
CCZ-S2	**Continuous street façade**
All buildings located in the continuous street façade identified on the planning maps must: 1. provide a verandah that: a) is at least 2.9m above the footpath;	Matters of discretion: 1. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**.

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b) extends for the full length of the frontage of the site; c) provides continuous shelter with any adjoining verandah; d) is cantilevered off the building to which it is associated and not supported by posts at the kerb line if it is located in the legal road reserve; e) covers the full width of the footpath less than 500mm (excluding sites identified in **Appendix H9 Verandah Requirements**); f) For all buildings on sites identified in **Appendix H9** Verandah Requirements, the verandah must cover the width distance specified in **Appendix H9**; 2. have visually transparent glazing which covers a minimum of XX% of the ground floor building frontage; and 3. provide the principal public entrance to the building from the road boundary.	2. The compatibility of the building with the planned character and amenity of the City Centre zone. 3. The effect on the continuity of the continuous street façade on the visual and amenity values of the streetscape. 4. Any alternative design methods which provide protection from the weather and positively contributes to amenity values. 5. Any effects on pedestrian safety, movement and accessibility along streets within the continuous street façade. 6. The matters set out in CCZ-P4 and CCZ-P5.
CCZ-S3	**Minimum residential unit size**
A residential unit must have a minimum net internal floor area as follows: a. 30m² for studio units; or b. 45m² for one or more bedrooms.	Matters of discretion: 1. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H6**. 2. The ability to provide adequate on-site amenity to occupants, including outdoor living space and practical space for necessary residential amenities.

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	3. The proximity of the site to accessible public open space.
CCZ-S4	**Outdoor storage and service areas**
Outdoor storage and service areas must be fully screened from adjoining roads and public places as follows: 1. be located to the rear of the building; or 2. be fully screened by a 1.8m fence or landscaping.	Matters of discretion: 1. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H**. 2. The ability to mitigate adverse effects through design, screening or on-site landscaping. 3. Effects on the streetscape and planned character and amenity of the City Centre zone.
CCZ-S5	**Minimum setbacks**
All buildings located on sites in the continuous street façade identified on the planning maps must maintain a continuous building edge.	Matters of discretion: 1. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in **Appendix H**. 2. Effects on the streetscape and planned character and amenity of the City Centre zone. 3. The location, design and external appearance of the building. 4. The bulk and form of the building and any effects on the streetscape character of the area. 5. The extent to which the building or structure maintains views to surrounding Open Space zones, the Turanganui and Taruheru Rivers, and the Maunga.

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LCZ – Local Centre Zone

Local Centres are commercial centres that are located conveniently to service the needs of the surrounding residential catchment. They provide for a range of commercial and community activities and offer services, employment and living opportunities. Commercial activities can include appropriately scaled supermarkets and medical centres. Residential use at upper floors is permitted. Larger-scale retail and commercial and industrial activities are not anticipated within this zone. The Local Centre zone supports the purpose of the Centre Zones in the hierarchy of centres.

Gisborne's Local Centre's generally cover a larger land area, with shop areas having a larger gross floor area compared to Neighbourhood Centre Zones. Generally, a mix of on-street and off-street parking is provided in these larger local commercial areas, or the centre is accessed along public transport routes. This reflects the fact that the Local Centre Zone serves a wider catchment than the Neighbourhood Centre Zone. Opportunities exist for expansion and intensification to ensure that local commercial areas continue to meet the needs of Gisborne's growing suburban populations.

Gisborne's Local Centres include the following:

- **Kaiti** – located between Wainui Road and Jackson Street.
- **Balance Street Village –** located around the intersections of Balance Street, Ormand Road and Railway Lane.
- **Lytton West Shopping Centre** – located around the intersections of Ormond Road with Ruru Avenue and Lytton Road and the intersection of Lytton Road and Potae Avenue. The Taruheru Local Centre Zone has capacity to accommodate further development to improve service to the residential catchment, particularly along Ormand Road.
- **Elgin** – located around the intersection of Lytton Road and Childers Road.
- **Makaraka**– located around the intersections of Makaraka Road and Main Road.

Defined terms	
Term	Definition

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Community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. - Source: National Planning Standards.
Commercial activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). – Source: National Planning Standards
Commercial services activity	means businesses that sell services rather than goods. For example: banks, real estate agents, travel agents, dry cleaners, and hairdressers. Includes offices conducting activities within a building and focusing on business, government, professional, IT or financial services and includes the personal service elements of these activities offered to consumers or clients where visits by members of the public are accessory to the main use.
Trade supplier	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
Office	means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities.
Retail	For the purposes of the Plan, the sale or hire of goods or services to the public, (including betting facilities, but excluding casinos). NOTE: recommend deleting operative definitions relating to "small retail" and "large retail" which stipulate a GFA in the definition. The GFA should be determined within the zone.
General retail activities	means activities where the primary business is displaying, offering or supplying goods for sale or hire of a kind

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	ordinarily acquired for personal, domestic, or household use or consumption. It includes but is not limited to: • clothing, footwear and personal accessory retailing; • antique and used goods, second hand or charity shops; • furniture and homeware retail stores; • recreational goods and sports stores; • electrical retailing; • stationery shops.
Food and beverage	Means any activity where the primary business is selling food or beverages for immediate consumption, primarily on site. It includes: a. restaurants; b. cafes; It excludes: a. food and beverage retail stores e.g. supermarkets, dairies, superettes, bakeries, and takeaway food bars; and b. drive-through activities.
Entertainment and hospitality activities	means the use of land and buildings for activities where the primary business is providing entertainment, hospitality or leisure services and experiences and includes, but is not limited to: • cinemas; • bars and nightclubs; • taverns; • theatres; • concert venues; • privately owned indoor fitness centres/gymnasiums/play areas; and • conference and private function facilities.
Large format retail activities	means any individual retail activity/tenancy exceeding 500m^2 gross floor area. It does not include supermarkets.

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Zone description	
Activities	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.
Zone features	Cover a moderate land area, shops have greater gross floor area than Neighbourhood Centre Zone, but smaller than Mixed Use or City Centre.
	A mix of on-street and off-street parking is provided or the centre is accessible along public transport routes
	Identified as a Local Centre due to existing use as a community hub and/or anticipated population growth and/or lack of Local Centre services for that catchment.
Built form / Use and development	Unless otherwise indicated on planning maps, built form is low-rise - up to two storeys in height (to enable flexible building use).
	Residential activities permitted above shops.
	Manage adverse effects on surrounding environment (reflecting that scale and range of activities may not always be compatible with the surrounding residential environment).

Objectives

LCZ-O1	Purpose of the Local Centre Zone
Gisborne's Local Centres are commercial centres that: a. service the diverse needs of the surrounding residential catchment; and . b. accommodate a range of commercial, community and residential activities	
LCZ-O2	**Built Form and Amenity**

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The scale and intensity of development within the Local Centre Zone integrates well with the surrounding residential area and local street environment and contributes to a safe and attractive environment to live, work and visit.

LCZ-O3	Managing Use and Development
Use and development manage adverse effects on the environment, including effects on infrastructure, waterbodies, residential amenity and amenity of adjoining sites in Residential Zones and Open Space Zones.	

Policies

LCZ-P1	Compatible Activities
Enable activities which are compatible with the purpose of the Local Centre Zone, while ensuring: a. the activity does not have the potential to undermine the viability of the local centre it is located in or detract from the viability and vitality of Gisborne's Mixed Use Zone or City Centre Zone; b. the design, scale and intensity is appropriate to achieving the purpose of the zone; and c. there is adequate existing or planned infrastructure to service the activity. .	

LCZ-P3	Amenity
Require development to contribute positively to: a) high quality streetscapes; b) pedestrian amenity; c) safe movement of people of all ages and abilities; d) community well-being, health and safety; and e) traffic, parking and access needs.	

LCZ-P4	Incompatible activities

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Avoid activities which are incompatible with the purpose of the Local Centre Zone or activities that will result in: a. reverse sensitivity effects or conflict with permitted activities in the zone; or b. adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on a local centre's anticipated built form and amenity values; or c. adverse effects, which cannot be avoided or appropriately remedied or mitigated, on infrastructure networks including transport (including but not limited to, vehicle access, parking and pedestrian movement and safety), stormwater and public reticulated water supply.	
LCZ-P5	**Zone interface**
Require activities and development adjoining a Residential Zone or Open Space Zone to avoid, remedy or mitigate adverse effects on the amenity of adjoining sites, including by: a. ensuring structures are of a bulk, height and form that minimise adverse dominance effects on adjoining residential activities; b. achieving adequate separation distances or setbacks to minimise adverse daylighting and shading effects; c. providing screening and landscaping to minimise adverse visual effects**.**	

Rules

Note:

LCZ-R1	**General retail activity**
LCZ-R2	**Food and beverage activity**
LCZ-R3	**Commercial service activity**
LCZ-R4	**Healthcare facility**
LCZ-R5	**Educational facility**
LCZ-R6	**Community facility**
	3. Activity status: **Permitted** Where:

		a. the gross floor area does not exceed 500m^2 b. The following Local Centre Zone Standards are complied with: i. LCZ-SX ii. LCZ-SX
		a. Activity status: **Restricted discretionary** Where: compliance is not achieved with LCZ-RX Matters of discretion are restricted to: a. The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; b. The extent to which the intensity and scale of the activity may adversely impact on the local streetscape; c. The effects of any non-compliance with any relevant standard or relevant matters of discretion; d. Whether the activity is appropriately located in a local centre and contributes to achieving the purpose of the zone; e. The extent to which adverse effects on the existing transport network, including but not limited to access, parking and pedestrian safety can be avoided or mitigated; f. Whether any other adverse effects (including but not limited to noise, signs, lighting) can be avoided, or mitigated. g. Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; h. Where adequate capacity is not available, whether adequate mitigation is proposed.

LCZ-R8	**Supermarket**
	4. Activity status: **Permitted** Where: i. the gross floor area does not exceed 5,000m^2 ii. the site is located within the area known as Kaiti Mall, situated between Wainui Road and Jackson Street c. The following Local Centre Zone Standards are complied with: i. LCZ-SX

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		ii. LCZ-SX
		5. Activity status: **Discretionary**

LCZ-R9	**Visitor accommodation**
	6. Activity status: **Permitted** Where: a. The following Local Centre Zone Standards are complied with: i. LCZ-SX ii. LCZ-SX
	7. Activity status: **Restricted discretionary** Where: compliance is not achieved with LCZ-RX a. The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; b. The extent to which the intensity and scale of the activity may adversely impact on the local streetscape; c. The effects of any non-compliance with any relevant standard or relevant matters of discretion; d. Whether the activity is appropriately located in a local centre and contributes to achieving the purpose of the zone; e. The extent to which adverse effects on the existing transport network, including but not limited to access, parking and pedestrian safety can be avoided or mitigated; f. Whether any other adverse effects (including but not limited to noise, signs, lighting) can be avoided, or mitigated. g. Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; h. Where adequate capacity is not available, whether adequate mitigation is proposed.

LCZ -R10	**Residential activity**
All zones	1. Activity status: **Permitted**

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		Where: a. located above the ground floor b. Compliance is achieved with XX-S1
		2. Activity status: **Restricted discretionary** Where: compliance is not achieved with LCZ-RX Matters of discretion are restricted to: 1. The extent to which any reverse sensitivity effects can be avoided, remedied or mitigated. 2. The extent to which the residential activity contributes to achieving the purpose of the zone and minimises conflict with the hierarchy of the Centre Zones and Mixed Use Zone. 3. The extent to which the design of residential units provides for people's well-being in respect of: i. Access to sunlight, daylight and outdoor living space; ii. Privacy; iii. The level of ambient noise; iv. Light spill. 4. The extent to which adverse effects on the existing transport network including but not limited to vehicle access, parking and pedestrian movement and safety can be avoided or mitigated; 5. Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; 6. Where adequate capacity is not available, whether adequate mitigation is proposed.

LCZ-R11		**New buildings, additions and alterations to existing buildings**
		8. Activity status: **Permitted** Where: a. The following Local Centre Zone Standards are complied with: i. LCZ-SX ii. LCZ-SX
		9. Activity status: **Restricted discretionary** Where: compliance is not achieved with LCZ-RX

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		Matters of discretion are restricted to: a. The extent to which the intensity, scale, design and appearance of the development may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; b. The extent to which the intensity, scale, design and appearance of the activity may adversely impact on the local streetscape; c. The effects of any non-compliance with any relevant standard or relevant matters of discretion.

LCZ-R12	Trade supplier
All zones	10. Activity status: **Restricted discretionary** Where: a. The gross floor area does not exceed 500m^2 Matters of discretion are restricted to: a. The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; b. The extent to which the intensity and scale of the activity may adversely impact on the local streetscape; c. The effects of any non-compliance with any relevant standard or relevant matters of discretion; d. Whether the activity is appropriately located in a local centre and contributes to achieving the purpose of the zone; e. The extent to which adverse effects on the existing transport network, including but not limited to access, parking and pedestrian safety can be avoided or mitigated; f. Whether any other adverse effects (including but not limited to noise, signs, lighting) can be avoided, or mitigated.

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		g. Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; h. Where adequate capacity is not available, whether adequate mitigation is proposed.
		11. Activity status: **Discretionary**

LCZ-R13	**Entertainment facility**
All zones	12. Activity status: **Discretionary**

LCZ-R14	**Drive-through activity**
All zones	13. Activity status: **Discretionary**

LCZ-R15	**Light and Heavy Industry**
All zones	14. Activity status: **Non-compying**

LCZ-R16	**Any activity not otherwise listed**
All zones	15. Activity status: **Non-compying**

Standards

LCZ-S1	Maximum height
All buildings and structures must not exceed a maximum height above ground level of: a. 11m. Except that: • Any fence or wall along a side or rear boundary which adjoins a Residential Zone or Open Space Zone must not exceed 2m in height; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	Matters of discretion are restricted to: 1. The extent to which the location, design, scale and appearance of the building mitigates effects on the local streetscape and minimise effects of visual dominance. 2. Effects on the privacy and amenity of adjoining residential sites. 3. Shading effects on adjoining sites and public open space. 4. The extent to which the building is consistent with the planned character and amenity values anticipated within the Local Centre Zone. 5. The extent to which the intensity of commercial activity arising from those parts of building infringing the relevant permitted height adversely effects the viability and vitality of other Business Zones. 6. The effects of the infringement on infrastructure and servicing, including the extent to which the development: i. has adverse effects on the local transport network and three waters networks. ii. is supported by open space, public amenities, commercial activities and public and active transport options within walking distance.
LCZ -S2	**Height in relation to boundary**

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No part of any building shall project beyond: a. a 45º recession plane measured from a point 2.75m above ground level along any side or rear boundary where that boundary adjoins a General Residential Zone or Open Space Zone; or b. a 60º recession plane measured from a point 4m above ground level along any side or rear boundary where that boundary adjoins a Medium Density Residential Zone. Except that: • Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to: • Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do	Matters of discretion are restricted to: 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space zoned sites; 2. The extent to which the infringement is necessary due to the shape or natural and physical features of the site; and 3. The location, design and appearance of the building or structure.

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not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	
LCZ-S3	**Setbacks**
Buildings must comply with the following setbacks: a) 3m from a side or rear boundary where that boundary adjoins a site zoned as a Residential Zone or Open Space Zone, except that this standard does not apply to eaves (up to 600mm) of any roof, balcony, gutter or downpipe; and b) 20m from the Mean High Water Mark of the Waikanae Stream.	Matters of discretion are restricted to: 1. The adverse effects of the non-compliance on adjoining sites, including on their outlook and privacy. 2. The extent to which a reduction in the setback is necessary due to the shape or natural and physical features of the site. 3. The ability to mitigate adverse effects of the non-compliance on adjoining sites thr oughbuilding design, planting and screening.
LCZ-S4	**Outdoor living space for residential units**
16. A residential unit at ground floor level must have an outdoor living space that is at least 20m^2 and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3m; and b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m2 and has a minimum dimension of 1.8m; and c. Is accessible from the residential unit; and	Matters of discretion are restricted to: 1. Whether adequate useable space is provided on-site to accommodate outdoor activities relative to the number of occupants the space is designed for. 2. Whether there are topographical or other site constraints that make compliance with the standard impractical. 3. Proximity of the residential unit to accessible public open space.

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d. May be— i. Grouped cumulatively by area in 1 communally accessible location; or ii. Located directly adjacent to the unit; and iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas. 17. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. Is at least 8m^2 and has a minimum dimension of 1.8m; and b. Is accessible from the residential unit; and c. May be— i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. Located directly adjacent to the unit.	
LCZ-S5	**Landscaping /Screening at the zone interface**
1. Any side boundary of a site that adjoins a site zoned either Residential or Open Space must: a) be fenced with a solid fence or wall of a height of 2m; or b) be planted or landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 2m in height within five years; or c) be screened with a combination of (a) and (b) above located between the building and those boundaries which	Matters of discretion are restricted to: 1. The adverse effects of the non-compliance on the outlook and amenity of the adjoining site(s). 2. The ability to mitigate adverse effects of the non-compliance on adjoining sites th rough building design, site layout and other forms of screening.

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adjoin a Residential or Open Space zone.	
LCZ-S5	**Outdoor storage**
18. Outdoor storage or rubbish collection areas must be fully screened from the road and public places with a fence that is 1.8m in height or landscaping where they are visible from any: a. Public road; b. Other public space; or c. Directly adjoining a Residential or Open Space zone.	Matters of discretion are restricted to: 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the activity on the streetscape and surrounding environment. 3. The overall landscaping provided on the site.

XX-Figure X **Figure title**

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NCZ – Neighbourhood Centre Zone

The Neighbourhood Centre Zone provides for a range of small-scale commercial (such as retail, offices and cafes) and community activities that service the day-to-day needs of the immediate surrounding residential neighbourhood. Neighbourhood Centres provide a limited range of services and employment opportunities at a scale appropriate to the residential neighbourhoods they are located in. The Neighbourhood Centre Zone is the smallest in the hierarchy of Centre Zones.

The Neighbourhood Centre Zone is distributed across Gisborne City. Gisborne's Neighbourhood Centre's are generally small in overall land area, with shop areas having a smaller gross floor area compared to Local Centre Zones. On-street parking is provided, with limited off-street parking.

Being situated within residential areas, the range and scale of activities provided shall be compatible with the surrounding residential environment.

Defined terms	
Term	Definition
Commercial activities	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). - Source: National Planning Standards
Community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. - Source: National Planning Standards.
Commercial activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). – Source: National Planning Standards

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Commercial services activity	means businesses that sell services rather than goods. For example: banks, real estate agents, travel agents, dry cleaners, and hairdressers. Includes offices conducting activities within a building and focusing on business, government, professional, IT or financial services and includes the personal service elements of these activities offered to consumers or clients where visits by members of the public are accessory to the main use.
Trade supplier	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
Office	means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities.
Retail	For the purposes of the Plan, the sale or hire of goods or services to the public, (including betting facilities, but excluding casinos). NOTE: recommend deleting operative definitions relating to "small retail" and "large retail" which stipulate a GFA in

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	the definition. The GFA should be determined within the zone.
General retail activities	means activities where the primary business is displaying, offering or supplying goods for sale or hire of a kind ordinarily acquired for personal, domestic, or household use or consumption. It includes but is not limited to: • clothing, footwear and personal accessory retailing; • antique and used goods, second hand or charity shops; • furniture and homeware retail stores; • recreational goods and sports stores; • electrical retailing; • stationery shops.
Food and beverage	Means any activity where the primary business is selling food or beverages for immediate consumption, primarily on site. It includes: a. restaurants; b. cafes; It excludes: a. food and beverage retail stores e.g. supermarkets, dairies, superettes, bakeries, and takeaway food bars; and b. drive-through activities.
Entertainment and hospitality activities	means the use of land and buildings for activities where the primary business is providing entertainment, hospitality or leisure services and experiences and includes, but is not limited to:

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	• cinemas; • bars and nightclubs; • taverns; • theatres; • concert venues; • privately owned indoor fitness centres/gymnasiums/play areas; and • conference and private function facilities.
Large format retail activities	means any individual retail activity/tenancy exceeding 500m^2 gross floor area. It does not include supermarkets.

Zone description	
Activities	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
	Residential activities not generally provided /assessment required due to anticipated small scale of development.
Zone Features	Cover a smaller land area than Local Centre's.
	On-street parking provided, limited off-street parking.
Built form / Use and development	Low-rise built form - consistent with the surrounding residential environment, which generally reflects one to two storey development (unless otherwise indicated by planning map overlays).
	Range and scale of activities provided shall be compatible with the surrounding residential environment.
	Shops with smaller gross floor area than Local Centre Zone.

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	Minimise adverse effects on surrounding environment.

Objectives

NCZ-O1	Purpose of the Neighbourhood Centre Zone
Gisborne's Neighbourhood Centres are small-scale commercial centres that service the day-to-day needs of immediately surrounding residential neighbourhoods, and accommodate a range of small-scale commercial and community activities, as well as residential activities.	
NCZ -O2	**Built Form and Amenity**
The scale and intensity of development integrates well with the surrounding residential area and local street environment and contributes to a safe and attractive environment to live, work and visit.	
NCZ -O3	**Managing Use and Development**
Use and development manage adverse effects on the environment, including effects on infrastructure, waterbodies, residential amenity and amenity of adjoining sites in Residential Zones and Open Space Zones.	

Policies

NCZ - P1	Compatible Activities
Provide for activities which are compatible with the purpose of the Neighbourhood Centre Zone, while ensuring: a. the activity does not have the potential to undermine the viability of the neighbourhood centre it is located in or detract from the viability and vitality of the Local Centre, Mixed Use or City Centre Zones; b. the design, scale and intensity are appropriate to achieving the purpose of the zone; and c. there is adequate existing or planned infrastructure to service the activity.	

NCZ - P3	Amenity
Require development to contribute positively to: a) high quality streetscapes; b) pedestrian amenity; c) safe movement of people of all ages and abilities; d) community well-being, health and safety; and e) traffic, parking and access needs.	
NCZ – P4	**Incompatible Activities**
Avoid activities which are incompatible with the purpose of the Neighbourhood Centre Zone or activities that will result in: • reverse sensitivity effects or conflict with permitted activities in the zone; or • adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on the planned character and amenity of the surrounding residential environment; or • adverse effects, which cannot be avoided or appropriately remedied or mitigated, on infrastructure networks including transport (including but not limited to, vehicle access, parking and pedestrian movement and safety), stormwater and public reticulated water supply.	
NCZ – P5	**Zone Interface**
Require activities and development adjoining a Residential Zone or Open Space Zone to avoid, remedy or mitigate adverse effects on the amenity of adjoining sites, including by: a. ensuring structures are of a bulk, height and form that minimise adverse dominance effects on adjoining residential activities; b. achieving adequate separation distances or setbacks to minimise adverse daylighting and shading effects; c. providing screening and landscaping to minimise adverse visual effects**.**	

Rules

Note:

NCZ -R1	**General retail activity**
NCZ -R2	**Food and beverage activity**
NCZ -R3	**Commercial service activity**
NCZ -R4	**Healthcare facility**
NCZ -R5	**Educational facility**
NCZ -R6	**Community facility**
	19. Activity status: **Permitted** Where: a. For all other listed activities, the gross floor area is no greater than 200m^2 b. the following Neighbourhood Centre Zone Standards are complied with: i. XXX-SX ii. XXX-SX
	a. Activity status: **Restricted discretionary** Where: compliance is not achieved with NCZ-RXX Matters of discretion are restricted to: b. The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; c. The extent to which the intensity and scale of the activity may adversely impact on the local streetscape;

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		d. The effects of any non-compliance with any relevant standard or relevant matters of discretion; e. Whether the activity is appropriately located in a neighbourhood centre and contributes to achieving the purpose of the zone; f. The extent to which adverse effects on the existing transport network, including but not limited to access, parking and pedestrian safety can be avoided or mitigated; g. Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; h. Where adequate capacity is not available, whether adequate mitigation is proposed. i. Whether any other adverse effects (including but not limited to noise, signs, or lighting) can be avoided, or mitigated.

LCZ-R7	**Supermarket**
	Activity status: **Permitted** Where: a. For Supermarkets, the gross floor area is no greater than 1,500m^2 b. The following Neighbourhood Centre Zone Standards are complied with: i. LCZ-SX ii. LCZ-SX
	Activity status: **Discretionary**

LCZ-R8	**New buildings, additions and alterations to existing buildings**
	20. Activity status: **Permitted** Where: The following Neighourhood Centre Zone Standards are complied with:

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		i. LCZ-SX ii. LCZ-SX
		Activity status: **Restricted discretionary** Where: compliance is not achieved with LCZ-RX Matters of discretion are restricted to: a. The extent to which the intensity, scale, design and appearance of the development may adversely impact on the planned character and amenity of the relevant neighbourhood centre or adjacent properties; b. The extent to which the intensity, scale, design and appearance of the activity may adversely impact on the local streetscape; c. The effects of any non-compliance with any relevant standard or relevant matters of discretion.

NCZ-R9	**Residential activity**
All zones	21. Activity status: **Permitted** Where: located above the ground floor. Compliance is achieved with: i. NCZ-S4; and ii. NCZ-S5
	22. Activity status: **Restricted discretionary** Where: Compliance is not achieved with NCZ-R9 Matters of discretion are restricted to: The extent to which any reverse sensitivity effects can be avoided, or remedied or mitigated.

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	The extent to which the residential activity contributes to achieving the purpose of the zone and minimises conflicts with the hierarchy of the Centre Zones and Mixed Use Zone. The extent to which the design of residential units provides for people's well-being in respect of: i. Access to sunlight, daylight and outdoor living space; ii. Privacy; iii. The level of ambient noise; iv. Light spill. The extent to which adverse effects on the existing transport network including but not limited to vehicle access, parking and pedestrian movement and safety can be avoided or mitigated; Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development; Where adequate capacity is not available, whether adequate mitigation is proposed.

LCZ-R10	**Trade supplier**
All zones	23. Activity status: **Discretionary** Where: a. The gross floor area does not exceed 500m^2

NCZ-R11	**Visitor accommodation**
All zones	24. Activity status: **Discretionary**

NCZ -R12	**Entertainment activity**
All zones	25. Activity status: **Non-compying**

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NCZ -R13	Drive-through activity
All zones	26. Activity status: **Non-compying**

NCZ -R14	Light and Heavy Industry
All zones	27. Activity status: **Non-compying**

NCZ -R15	Any activity not otherwise listed
All zones	28. Activity status: **Non-compying**

Standards

NCZ-S1	Maximum height
All buildings and structures must not exceed a maximum height above ground level of: a. 11m. Except that: • Any fence or wall along a side or rear boundary which adjoins a Residential Zone or Open Space Zone must not exceed 2m in height; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or	Matters of discretion are restricted to: 1. The extent to which the location, design, scale and appearance of the building mitigates effects on the local streetscape and minimise effects of visual dominance. 2. Effects on the privacy and amenity of adjoining residential sites. 3. Shading effects on adjoining sites and public open space. 4. The extent to which the building is consistent with the planned character and amenity values anticipated within the Local Centre Zone. 5. The extent to which the intensity of commercial activity arising from

• Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	those parts of building infringing the relevant permitted height adversely effects the viability and vitality of other Business Zones. 6. The effects of the infringement on infrastructure and servicing, including the extent to which the development: i. has adverse effects on the local transport network and three waters networks. ii. is supported by open space, public amenities, commercial activities and public and active transport options within walking distance.
NCZ -S2	**Height in relation to boundary**
No part of any building shall project beyond: a. a 45° recession plane measured from a point 2.75m above ground level along any side or rear boundary where that boundary adjoins a General Residential Zone or Open Space Zone; or b. a 60° recession plane measured from a point 4m above ground level along any side or rear boundary where that boundary adjoins a Medium Density Residential Zone. Except that: • Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that	Matters of discretion are restricted to: 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space zoned sites; 2. The extent to which the infringement is necessary due to the shape or natural and physical features of the site; and 3. The location, design and appearance of the building or structure.

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legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to: • Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	
NCZ-S3	**Setbacks**
Buildings must comply with the following setbacks: a) 3m from a side or rear boundary where that boundary adjoins a site zoned as a Residential Zone or Open Space Zone, except that this standard does not apply to eaves (up to 600mm) of any roof, balcony, gutter or downpipe; and	Matters of discretion are restricted to: 1. The adverse effects of the non-compliance on adjoining sites, including on their outlook and privacy. 2. The extent to which a reduction in the setback is necessary due to the shape or natural and physical features of the site.

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b) 20m from the Mean High Water Mark of the Waikanae Stream.	3. The ability to mitigate adverse effects of the non-compliance on adjoining sites throughbuilding design, planting and screening.
NCZ-S4	**Outdoor living space for residential units**
A residential unit at ground floor level must have an outdoor living space that is at least 20m^2 and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3m; and b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m2 and has a minimum dimension of 1.8m; and c. Is accessible from the residential unit; and d. May be— i. Grouped cumulatively by area in 1 communally accessible location; or ii. Located directly adjacent to the unit; and iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. Is at least 8m^2 and has a minimum dimension of 1.8m; and b. Is accessible from the residential unit; and	Matters of discretion are restricted to: 1. Whether adequate useable space is provided on-site to accommodate outdoor activities relative to the number of occupants the space is designed for. 2. Whether there are topographical or other site constraints that make compliance with the standard impractical. 3. Proximity of the residential unit to accessible public open space.

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c. May be— i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. Located directly adjacent to the unit.	
NCZ-S5	**Landscaping / Screening at the zone interface**
Any side boundary of a site that adjoins a site zoned either Residential or Open Space must: a. be fenced with a solid fence or wall of a height of 2m; or b. be planted or landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 2m in height within five years; or c) be screened with a combination of (a) and (b) above located between the building and those boundaries which adjoin a Residential or Open Space zone.	Matters of discretion are restricted to: 1. The adverse effects of the non-compliance on the outlook and amenity of the adjoining site(s). 2. The ability to mitigate adverse effects of the non-compliance on adjoining sites through building design, site layout and other forms of screening.
NCZ-S5	**Outdoor storage**
Outdoor storage or rubbish collection areas must be fully screened from the road and public places with a fence that is 1.8m in height or landscaping where they are visible from any: a. Public road; b. Other public space; or c. Directly adjoining a Residential or Open Space zone.	Matters of discretion are restricted to: 1. The extent to which landscaping is able to effectively screen the activity. 2. The visual impact of the activity on the streetscape and surrounding environment. 3. The overall landscaping provided on the site.

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XX-Figure X Figure title

Insert figure

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HOSZ – Hospital

The Hospital zone is a special purpose zone that applies to Gisborne Hospital which is the main regional public hospital in Tairawhiti. The zone applies to the following four sites at Gisborne Hospital:

1. Gisborne Hospital (Lot 4 DP 9835)
2. Mental Health Facility (Lot 2 DP 9835)
3. Gisborne Hospital Childcare and Education Centre (Lot 2 DP 9609)
4. Accommodation Units (Lot 3 DP 9835)

The purpose of the Hospital zone is to provide for and enable the operation and development of regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial/retail activities associated with these facilities. Ancillary activities provided for in this zone include but are not limited to pharmacies, cafes, offices and administrative activities, and commercial activities. These ancillary activities play a key role in supporting the functions of the hospitals.

The Hospital zone requires important operational and functional needs that create adverse effects, such as helicopters and emergency service vehicles that generate effects such as noise. The zone addresses these adverse effects on the hospital and the surrounding land uses.

The sites are predominantly characterised by large buildings with large building footprints. The hospital has the potential for further development, including upgrades and extensions, to better support the health and well-being of people and communities in Tairawhiti.

Defined terms	
Term	Definition
Community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
Healthcare activity	means the use of land and/or buildings for providing physical or mental health or welfare services, including:

	a. medical practitioners; b. dentists and dental technicians; c. opticians; d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; h. alternative therapists; i. providers of health and wellbeing services; j. diagnostic laboratories; and k. accessory offices but excluding hospitals.
Hospital	Means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes: a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. dispensaries; c. outpatient departments and clinics; d. medical research and testing facilities; e. training and education; f. helicopter landing and ambulance facilities; g. rehabilitation facilities; h. palliative facilities; i. hospice facilities; j. residential care services and facilities; k. ancillary parking and loading and signs; l. mortuaries; and m. hospital maintenance service facilities, including laundries, kitchens, cafeterias, storage facilities,

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	ancillary offices, ancillary retail, ancillary childcare and ancillary business services and workshops.
Regionally Significant Infrastructure	As defined in the RPS as: [Insert new definition from the proposed RPS]

Zone description	
Hospital zone	Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.

Objectives

HOSZ-O1	**Purpose of the Hospital zone**
The Hospital zone provides for the: 1. Operation and development of Gisborne Hospital and hospital activities, recognising its importance and benefits as a regionally significant infrastructure that contributes to the economic, social and cultural well-being of the district and region. 2. Safe and efficient operation, maintenance and repair, or upgrading and expansion of Gisborne Hospital such that it is not constrained or compromised by other activities.	
HOSZ-O2	**Built Form**
A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.	
HOSZ-O3	**Adverse effects on activities**

The adverse effects of hospital activities and hospital related activities on the surrounding environment are managed, particularly at zone boundaries, while recognising that the hospital has special operational and functional needs that must be met.

Policies

HOSZ-P1	
Recognise the regional significance and benefits of the Gisborne hospital.	
HOSZ-P2	
Enable a range of existing and future hospital activities and healthcare activities within the Hospital zone that are compatible with the purpose and urban built environment of the Hospital zone.	
HOSZ-P3	
Avoid activities that do not contribute towards achieving the purpose of the Hospital zone and activities that will result in reverse sensitivity effects or conflict with permitted and existing lawfully established activities.	
HOSZ-P4	
Recognise that the operational requirements of Gisborne Hospital may require buildings or structures that have a larger height and bulk when compared to the surrounding environment.	
HOSZ-P5	
Manage adverse effects on the surrounding environment by controlling development at the interface between the Hospital zone and adjoining zones.	
HOSZ-P6	

Provide for the incorporation of mātauranga Māori into the design, development and operation of activities in the Hospital Zone and opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of activities and development that may affect cultural, spiritual or heritage values of importance to tangata whenua.

Rules

Note: There may be other rules in Part C of the Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous substances, Natural character, Light, Noise and Sign chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan.

HOSZ-R1	**Buildings and structures, including additions and alterations, excluding fences and stand-alone walls**
Hospital zone	Activity status: Permitted Where: c. The activity, including all new buildings or structures, or extension or alteration to an existing buildings or structure complies with standards: a. HOSZ-S1; b. HOSZ-S2; c. HOSZ-S3; and d. HOSZ-S4.
HOSZ-R2	**Hospital**
Hospital zone	1. Activity status: Permitted Where: a. Any ancillary childcare service does not exceed 250m2 gross floor area or 5% of the site area per childcare service per site, whichever is lesser, and the maximum number of children on site per childcare service is 30; and

	b. Any ancillary commercial activity does not exceed 100m2 gross floor area or 5% of the site area per commercial activity per site, whichever is lesser.
HOSZ-R3	**Healthcare activity**
Hospital zone	1. Activity status: Permitted
HOSZ-R4	**Fences and stand-alone walls**
Hospital zone	1. Activity status: Permitted Where: c. Compliance is achieved with HOSZ-S5.
HOSZ-R5	**Helicopter facilities, including helicopter take-off and associated fuelling and service facilities**
Hospital zone	1. Activity status: Permitted

HOSZ-R6	**Community facility**
Hospital zone	1. Activity status: Restricted discretionary Where: d. The community facility does not exceed 450m2 gross floor area or 10% of the site area per community facility per site, whichever is lesser; and e. The community facility is ancillary to and/or supports hospital and healthcare activity. Matters of discretion are restricted to: a. Whether the siting, design and operation of the community facility could create reverse sensitivity effects on existing and future hospital activities.

HOSZ-R7	**Activities not otherwise listed in this chapter**
Hospital zone	1. Activity status: Non-complying

Standards

HOSZ-S1	Maximum height
1. The maximum height of buildings or structures, or extensions or alterations to an existing building or structure and trees is 14m above ground level. This standard does not apply to: • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	Matters of discretion if compliance not achieved: 1. The extent to which the additional height results in adverse bulk and dominance effects or shading on adjoining sites or publicly accessible areas. 2. The extent to which the structure has the potential to become a dominant feature in the landscape. 3. The extent to which the additional height is necessary for the operational or functional needs of the Hospital. 4. The ability to mitigate any potential adverse effects.
HOSZ-S2	**Height in relation to boundary**
1. The building or structure, or extension or alteration to an existing building must be contained beneath a line of 45° measured into the site from any point 4m vertically above ground level along any site boundary. This standard does not apply to:	Matters of discretion if compliance not achieved: 1. The extent to which the additional height results in adverse bulk and dominance effects or shading on adjoining sites or publicly accessible areas.

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• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Solar panels and solar water heaters provided these do not exceed the height limit by more than 0.50m measured vertically.	2. The extent to which the structure has the potential to become a dominant feature in the landscape. 3. The ability to mitigate any potential adverse effects.
HOSZ-S3	**Setbacks**
1. The building or structure, or extension or alteration to an existing building or structure, must be set back at least: a. from a road boundary: 10m b. from a side boundary: 5m c. from the Matokitoki Stream boundary: 10m This standard does not apply to: • fences or walls no more than 2m in height.	Matters of discretion if compliance not achieved: 1. The effect on amenity values of nearby residential properties and public places, including building scale, form and location, dominance, outlook, privacy and shading; 2. Screening, planting and landscaping on the site; 3. The extent to which the existing topography or vegetation will mitigate the adverse effects of the non-complying portion of the building on the adjoining site; 4. Natural hazard mitigation and site constraints; and 5. The effectiveness of the proposed method for controlling stormwater.
HOSZ-S4	**Outdoor Storage and/or Service Area**

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1. Outdoor storage or rubbish collection areas must be fully screened from the road and public places with a fence that is 1.8m in height.	Matters of discretion if compliance is not achieved: 1. Design and siting of the outdoor storage, or rubbish collection area; 2. Any adverse effects on the streetscape; 3. Screening, planting, and landscaping; and 4. The extent to which the infringement is necessary due to the shape or natural and physical features of the site.
HOSZ-S5	**Maximum fence / wall height**
1. All fences and standalone walls must not exceed a maximum height above ground level of: a. 2m for site boundaries that adjoin a Residential Zone, or Open Space and Recreation Zone. b. 1.2m for road boundary and shall be at least 40% visually permeable.	Matters of discretion if compliance is not achieved: 1. Any adverse effects on the amenity of adjoining residential and open space zoned sites where the over height fence/wall is located on their boundary; and 2. Whether topographical or other site constraints make compliance with the standard impractical.

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XX-Figure X	Figure title

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RLZ – Rural Lifestyle Zone

The Rural Lifestyle zone provides for residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural Production zones. The zone provides a physical and visual transition between urban areas and the surrounding Rural zones. The zone assists the consolidation of the urban area of Gisborne while protecting highly productive land from residential encroachment.

The zone is peri-urban in nature with rural residential development the dominant development character but primary production is still enabled on either a lifestyle or commercial scale. The Rural Lifestyle zone is intended to reduce the fragmentation of the Rural Production zone which adversely impacts the viability of primary production activities.

The Rural Lifestyle zone covers areas that have already experienced fragmentation with rural residential land use, development, and subdivision. The land is also characterised by natural hazards and topographical features that constrain more intensive development.

The prevailing rural character and amenity of the Rural Lifestyle zone is that of low residential density, sense of spaciousness, and building surrounded by paddocks, trees, garden and large scale landscaping.

Alongside primary production some non-residential activities are provided for at a scale that does not detract from the character and amenity of the zone.

Defined terms	
Term	Definition
Community Facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standards)
Early-learning and childcare facilities	Premises used for the care or education or welfare of four or more children under the age of seven – including but not limited to – kindergartens, play centres, kohanga reo and licensed childcare centres. (TRMP)

Educational Facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standards)
Farming	Means primary production activities, excluding Intensive outdoor primary production or Intensive primary production. (uses National Planning Standard definitions)
Farming	Means: (a) Any agricultural, pastoral, horticultural, aquacultural, or apicultural activity having as its primary purpose the production of any livestock, fish, poultry, or crop using the in-situ soil, water and air as the medium for production; and includes: (b) Processing, as an ancillary activity of farm produce grown on the same site, such as cutting, cleaning, grading, chilling, freezing, packaging and storage; (c) Any land and buildings used for the production of commodities from (a) and used for the initial processing of commodities in (b) and includes greenhouses, indoor hydroponics, pack houses and coolstores; (d) Intermittent use of airstrips and helicopter loading areas for fertiliser application, agrichemical spraying, and pest control as part of farming activities; and (e) On-farm agricultural and horticultural research activities; It excludes: (f) Intensive farming; or (g) Further processing of those commodities from (a) into a different product. (Waikato District Plan – Operative in Part)
Intensive Indoor Primary Production	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. (National Planning Standards)
Intensive Outdoor Primary Production	means primary production activities that occurs outside of buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. Includes: (a) intensive pig farming; and

DRAFT

	(b) intensive poultry farming; and (c) animal feedlots Excludes: (a) free range poultry and pig farming; and (b) shelter for a single animal and their offspring; and (c) plant nurseries. (adapted from Auckland Unitary Plan)
Intensive primary production	means any activity defined as intensive indoor primary production or intensive outdoor primary production.
Minor Residential Unit	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site. (National Planning Standards) A minor residential unit shall be less than 60m2 gross floor area.
Primary Production	means: (a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); (c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product. (National Planning Standards)
Residential activities	means the use of land and building(s) for people's living accommodation. (National Planning Standards)
Residential Unit	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. (National Planning Standards)
Rural activities	means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities (not covered by the NES-PF); and includes: the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site; and

DRAFT

	the storage and disposal of solid and liquid animal waste. Intensive indoor primary production, rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded. (source Wellington City 2024 Proposed District Plan: Appeals Version)
Temporary Activity	means any short term activities that are primarily held outdoors, on public or private land and that are intended to have a limited duration and incidence. This includes non-permanent ancillary buildings and structures associated with temporary activities. 1. Temporary activities include: 2. Festivals, and exhibitions; 3. Fairs, carnivals and temporary markets; 4. Parades and ceremonies; 5. Council organised public firework displays; 6. Any short-term filming; 7. Public meetings; 8. Sporting and recreation events and associated temporary parking; and 9. Site offices for construction projects. (Wellington City DP 2024)

Zone description	
Rural lifestyle zone	The Rural Lifestyle zone is located in the peri-urban areas surrounding Gisborne and the residential villages across the Poverty Bay Flats. The zone provides a physical and visual transition between urban areas and the Rural Production zone. The zone provides for the rural lifestyle character and amenity on small rural lots. Farming/primary production is enabled recognising the rural character and highly productive land of the surrounding Poverty Bay Flats. The prevailing rural character and amenity of the Rural Lifestyle zone is that of low residential density, a sense of spaciousness, with buildings surrounded by paddocks, trees, garden and large scale landscaping.

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	Alongside primary production other non-residential activities are provided for at a scale that does not detract from the character and amenity of the zone.

Objectives

RLZ-O1	Purpose of Rural Lifestyle Zone
The Rural Lifestyle Zone provides for a residential lifestyle in a rural environment while continuing to enable primary production activities. The zone is a transition area between urban areas and rural production land which consolidates the urban areas of Gisborne and the Poverty Bay Flats and protects highly productive land from fragmentation.	
RLZ-O2	**Character and Amenity Values**
The planned character and amenity features of the Rural Lifestyle zone is maintained. These features include: 1. low density rural residential activities; 2. farming activities with limited buildings and structures; 3. a range of non-residential activities reflective of the rural community; 4. smaller lot sizes than anticipated in the Rural Production Zone; 5. a general absence of urban infrastructure; 6. rural roads with low traffic volumes; 7. areas of vegetation, natural features and open space.	
RLZ -O3	**Natural Hazards**
The risks of natural hazards such as flooding and land instability are reflected in the planned low density rural lifestyle character, subdivision, use and development of the zone.	
RLZ -O4	**Land Use Compatibility**
The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.	
RLZ-O5	**Reverse sensitivity**
The subdivision, use and development within the Rural Lifestyle zone does not create reverse sensitivity effects that compromise the effective and efficient operation of primary production activities in the adjacent Rural Production and Rural General zones.	

RLZ-O6	Non-residential activities
A range of non-residential activities are enabled that are compatible with the character and amenity of the Rural Lifestyle Zone.	

Policies

RLZ-P1	Rural lifestyle character and amenity
Allow subdivision, landuse and development that is consistent with the role, function and low density planned character of the Rural Lifestyle Zone surrounding Gisborne, where residential activities occur alongside primary production.	
RLPZ-P2	**Density of buildings**
Maintain the open rural landscape character of the zone by limiting the number of residential dwellings per site and controlling the scale of building coverage across sites.	
RLZ-P3	**Built character**
Maintain the role, function and planned character of the Rural Lifestyle Zone by controlling the effects of: 1. building height, design, bulk and location; 2. setbacks from boundaries and boundary treatments; 3. outdoor storage; 4. landscaping and boundary treatment at zone interfaces; and 5. subdivision.	
RLZ-P4	**Primary Production**
Enable primary production of a scale and intensity that will not compromise the role, function and planned character of the Rural Lifestyle Zone.	
RLZ-P5	**Activities within the rural lifestyle zone**
Allow activities that will not compromise the role, function and planned character of the Rural Lifestyle Zone, while ensuring their design, scale and intensity is appropriate, including but not limited to: 1. Rural lifestyle living; 2. Residential visitor accommodation; 3. Primary production activities; 4. Home business activities; and 5. Small scale childcare services.	

RLZ-P6	Inappropriate activities

Avoid activities that are incompatible with the role, function and planned character of the Rural Lifestyle Zone and activities that will result in:

1. reverse sensitivity effects with permitted activities in the zone or activities with existing use rights;
2. the establishment of commercial, rural industry or industrial activities in the Rural Lifestyle Zone unless they have a functional need to locate within the zone and are not anticipated in the Commercial and Mixed-Use Zones, Rural General and Rural Production Zones or Industrial Zones;
3. urbanisation of the Rural Lifestyle Zone as a consequence of inappropriate residential development; or
4. adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on:

a. rural lifestyle living activities or agricultural, pastoral and horticultural activities; and

b. rural lifestyle character and amenity values.

RLZ-P7	Intensive Primary Production

Avoid intensive primary production within the Rural Lifestyle Zone, with the exception that greenhouses used for horticultural activities (excluding fungi) are anticipated within the zone.

RLZ-P8	Effects generated by activities

Require the adverse effects generated by activities to be of a type, scale and level that is appropriate for the Rural Lifestyle Zone and to maintain rural lifestyle character and amenity, including by:

1. managing noise and light emissions (particularly at night) at an acceptable level;
2. managing traffic and parking effects, including traffic volumes and vehicle types; and
3. ensuring the size, design and type of any signage is compatible with the character and amenity of the rural lifestyle zone.

RLZ-P9	Natural hazards

Ensure subdivision, landuse and development will not exacerbate any physical limitations such as land instability, flooding or reverse sensitivity effects to adjacent existing activities and the Rural Lifestyle zone.

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Rules

Note:

RLZ-R1		**Residential activities**
	RLZ	1. Activity status: Permitted Where: a. Compliance is achieved with: i. RLZ-S1; ii. RLZ-S2; iii. RLZ-S3; iv. RLZ-S4; v. RLZ-S5; vi. RLZ-S6; vii. RLZ-S7; viii. RLZ-S8; and ix. RLZ-S9.
RLZ-R2		**Farming/ Primary Production**
	RLZ	1. Activity status: Permitted Where: Farming/Primary Production a. Includes the following activities (not exclusively): i. Greenhouses; ii. Produce stalls; and iii. Audible bird scaring devices (excluding firearms) between sunrise and sunset. a. Excludes the following activities: i. Intensive indoor primary production; ii. Intensive farming/ primary production; iii. Piggery; and iv. Rural Industry, Rural Commercial Activities.
	RLZ	1. Activity status: Discretionary Where: a. Compliance with RLZ-R2.a and b is not achieved.
RLZ-R3		**Temporary activities**
	RLZ	2. Activity status: Permitted

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	Where: a. The activity shall be exempt from all the General Standards except noise. b. The activity shall comply with rules for noise specified in Rule C11.2.15.2B(3) (Figure C11.9). c. The duration of the activity (excluding military training) shall be a maximum of four days including set-up and dismantling time. d. An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site. e. Activities shall only be conducted between 0700:2200 hours, where the site is located in or adjacent to a residential zone.
RLZ-R4	**Home business**
RLZ	1. Activity status: Permitted Where: a. No more than 2 people who are not permanent residents of the site are employed at any one time; b. The home business does not involve the use of trucks or other heavy vehicles; c. Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; d. Machinery can only be operated after 7:00am and up to 7:00pm on any day. e. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; f. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and g. No retailing must be conducted on the site, except: i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business.

RLZ	1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ-R4.1.a-g. Matters of discretion are restricted to: 1. The extent and effects of the non-compliance with any requirement not met; 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
RLZ-R5	**Visitor accommodation**
RLZ	1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 guests per night.
RLZ	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ-R5.1.a Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 1. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 2. There is adequate infrastructure, including on-site services in non-reticulated areas, to support the activity.
RLZ-R6	**Childcare services**
RLZ	1. Activity status: Permitted

		Where: a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are 0700 – 1900, Monday to Friday.
	RLZ	2. Activity status: Discretionary Where: a. Compliance with RLZ-R6.1.a or b cannot be achieved.
RLZ-R7		**Rural commercial activities**
	RLZ	1. Activity status: Restricted discretionary Where activities include: a. Commercial activities i. Are directly ancillary to farming/ primary production activities; or ii. Provides services to farming/ primary production activities; and b. Rural tourism activities; and c. Catteries and dog boarding kennels. Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure, including on-site services in non-reticulated areas, to support the activity.
	RLZ	2. Activity status: Discretionary Where: 1. Compliance with RLZ-R7.1.a or b cannot be achieved;
	RLZ	1. Activity status: Non-complying Where:

	a. Activities include: i. Meat or poultry processing; ii. Diary factories; iii. Stock yards; iv. Sawmills and portable sawmills; v. Processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site; and
RLZ-R8	**Transfer Station**
RLZ	1. Activity status: Restricted Discretionary Where: 1. Outside storage areas are screened from view from neighbouring residential units. 2. Matters of discretion are restricted to: 1. Amenity values, including shading and the use of landscape planting to mitigate adverse effects. 2. Odour. 3. Noise emissions. 4. Effects on stormwater runoff: water quality and quantity. 5. Health and safety effects. 6. Traffic generation and capacity and safe operation of the surrounding road network. 7. Safe vehicle access and manoeuvring. 8. Heritage values in the heritage alert layer. 9. Financial contributions, works and services. 10. Effects on neighbours including impacts on productive capacity of rural zoned land.
RLZ-R9	**Landfill**
RLZ	1. Activity status: Non-complying
RLZ-R10	**Industrial activities / Quarries/ Mining/ Rural Transport Activities**
RLZ	1. Activity status: Non-complying

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RLZ-R11	**Commercial activities / Retail**
RLZ	1. Activity status: Non-complying
RLZ-R12	**Any activity not otherwise listed as permitted, restricted discretionary, or discretionary.**
All zones	1. Activity status: Non-complying

Construction

RLZ -R13	**Maintenance and repair of buildings and structures**
RLZ	1. Activity status: Permitted
RLZ-R14	**Demolition or removal of a building or structure**
RLZ	1. Activity status: Permitted
RLZ-R15	**Construction, addition or alteration of buildings, accessory buildings**
RLZ	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. RLZ - S1; ii. RLZ - S2; iii. RLZ - S3; iv. RLZ- S4; v. RLZ- S5; vi. RLZ- S6; vii. RLZ- S7; and viii. RLZ- S8.
RLZ	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ - S1 to S8. Matters of discretion are restricted to: 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.

Standards

RLZ-SX	Minimum Lot Size
1. Minimum size of any allotment following subdivision: 5,000m2. Where: a. Compliance with the following standards is achieved: i. RLZ-S5; and RLZ-S8.	Permitted Activity Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. Whether the proposed lot density maintains the character and amenity of the Large Lot Residential zone in clear differentiation from the higher density General Residential zone. 3. Whether a building platform can be located on site in accordance with RLZ-S5 Building Setback and RLZ-S8 Onsite Services.

RLZ-S1	Maximum number of residential buildings
1. There shall be a maximum number of: a. One residential unit per site, including one sleepout; and b. One minor residential unit per site where: i. A minor residential unit shall be less than 60m2 gross floor	Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. The impact of the additional bulk on the character and amenity values of the local environment;

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area (excluding decks and internal garage); and ii. Both residential units must share the same driveway access; and iii. The minor residential unit must be within 20m of the principal unit.	3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects; and 6. Whether the site can accommodate onsite wastewater treatment and disposal for all residential units and any other existing or proposed accessory buildings.
RLZ-S2	**Maximum floor area of accessory buildings**
1. The maximum gross floor area of each accessory building per site shall be 100m2.	
RLZ-S3	**Maximum height**
1. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level; and 2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge). This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or	Assessment criteria where the standard is infringed: 1. Character, and amenity effects; 2. Dominance, privacy, and shading effects on adjoining sites; and Whether the topography of the site mitigates or exacerbates effects.

decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.	

RLZ-S4	**Height in relation to boundary**
1. No part of any building shall project beyond a 45-degree recession plane measured from a point 2.75m above ground level alongside side and rear boundaries.	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects.

RLZ-S5	**Building setback**
1. Buildings or structures must not be located within: a. 4.5m of all site boundaries. a. Buildings, other than buildings housing animals or birds, may be erected on any side or rear yard but no closer to the boundary than 1.5m if the written consent of the adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought or prior to the commencement of the activity. 2. No dwelling shall be located within: a. 20m from natural waterbodies. b. 30m of Rural Production zone boundary, which is under separate ownership, except if the written consent of the affected adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought.	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects; and 3. Whether the proximity of dwellings and other buildings to adjacent existing activities creates or exacerbates known health and safety adverse effects on residents; 4. Whether the proximity of dwellings and buildings to adjacent existing activities creates or exacerbates reverse sensitivity effects that un…. compromise the operation of existing activities on adjacent properties.

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c. 500m from an existing piggery perimeter or within 30m of an existing vineyard boundary unless written consent of vineyard owner is obtained and submitted to the consent authority at the time a building consent is sought. 3. No dwelling or accessory buildings shall be located: a. 30m from an existing plantation forest boundary unless written consent from owner is obtained and submitted to the consent authority at the time a building consent is sought.	
RLZ-S6	**Building Coverage**
1. The maximum building coverage must not exceed 20% of net site area or 1000m2 (whichever is lesser).	Assessment criteria where the standard is infringed: 1. The impact of the additional bulk on the character and amenity values of the local environment; 2. Whether the topography of the site mitigates or exacerbates effects; 3. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects; and 4. Whether the site can accommodate onsite wastewater treatment and disposal for all residential units and any other existing or proposed accessory buildings.
RLZ-S7	**On-site services**
1. Where a connection to Council's reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves	Assessment criteria where the standard is infringed: 1. The engineering measure to provide on-site services and measures to maintain the health of future

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and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with ??; and 2. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that must not be subject to: a. instability; or b. inundation; or c. used for the disposal of stormwater.	occupants and neighbouring properties; 2. The ability for the engineering measure to provide a level of service to support the proposed development; and 3. The ongoing maintenance of the engineering measure.
RLZ-S8	**Fences and standalone walls**
1. No fence or standalone wall, or combination of these structures, shall: a. Exceed a maximum height of 2m above ground level where within 1m of any boundary;	Assessment criteria where the standard is infringed: 1. Visual and amenity effects on the neighbourhood and streetscape character; 2. Dominance and shading effects on adjoining properties; and 3. Visibility and safe vehicle movements at accessways.

DRAFT

FUZ – Future Urban Zone

The Future Urban zone applies to land that has been identified as being suitable for urbanisation in the future. The land can be rezoned when it is needed to ensure supply of sufficient housing and broader development capacity for the Gisborne urban environment.

A plan change to incorporate a Structure Plan for a Development Area into the Tairawhiti Resource Management Plan will be required before any future urban zoned land can be developed for urbanisation purposes.

The Future Urban zone provides for activities that are compatible with and do not compromise potential future urban use.

Defined terms	
Term	Definition
Structure Plan	A structure plan is a framework to guide the development or redevelopment of an area by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features and constraints that influence how the effects of development are to be managed. (Quality Planning NZ website)
Development Area	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change. (National Planning Standards – Table 18)

Zone description	
Future Urban Zone	The Future Urban zone covers land directly adjacent to the existing Gisborne urban area that is suitable for urbanisation in the future and provides for activities that are compatible with and do not compromise potential future urban use. Urbanisation of the Future Urban Zone may occur by way of a plan change to incorporate a Structure Plan for a Development Area into the Tairawhiti Resource Management Plan.

Objectives

FUZ-O1	Purpose of Future Urban Zone
The Future Urban Zone identifies areas adjacent to the Gisborne urban area for future urban growth where communities grow in areas accessible by active and public transport to jobs, services and amenities. The zone enables existing uses and ensures that inappropriate subdivision, use or development does not compromise future urban development.	
FUZ-O2	**Rural lifestyle**
Land is used and developed to achieve the objectives of the Rural Lifestyle Zone until it has been rezoned for urban purposes.	
FUZ-03	**Highly productive land**
Future urban growth areas are not located on productive land.	
FUZ-O4	**Activities**
Activities within and adjacent to the identified Future Urban Zones do not compromise the ability to develop the area for urban growth purposes.	
FUZ-05	**Reverse sensitivity**
The subdivision, use and development within the Future Urban Zone does not create reverse sensitivity effects that compromise the primary residential character and amenity of the adjacent Residential zones.	
FUZ-O5	**Urban growth avoided prior to plan change**
Urban growth is avoided within the Future Urban Zone until the land is zoned for urban growth purposes and a Structure Plan for a Development Area is incorporated into the Tairawhiti Resource Management Plan by way of a plan change.	
FUZ-O6	**Mana whenua**
Mana whenua values and aspirations are recognised and provided for in Structure Plans controlling new urban development in the Future Urban Zone.	

Policies

FUZ-P1	Activities compatible with the Future Urban Zone

Allow activities that are compatible with the role, function and character of the Future Urban Zone while ensuring they will not compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.	
FUZ-P2	**Character and amenity**
Maintain the predominant rural lifestyle character and amenity of the Future Urban Zone, including: b. low density built form with open space between buildings, c. rural activities, and d. general absence of urban infrastructure, such as public reticulation of stormwater and wastewater services.	
FUZ-P3	**Rural lifestyle activities**
Provide for use and development which supports the policies of the Rural Lifestyle Zone unless that use and development is inconsistent with policies FUZ-P3 to P5.	
FUZ-P4	**Subdivision, use and development**
Avoid subdivision, use and development of land that may result in one or more of the following: e. structures and buildings of a scale and form that will hinder or prevent future urban development; f. compromise the efficient and effective operation of the local and wider transport network; g. require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure; h. inhibit the efficient provision of infrastructure; i. give rise to reverse sensitivity effects when urban development occurs; j. give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or k. undermine the form or nature of future urban development.	
FUZ-P5	**Reverse sensitivities**

DRAFT

Limit rural activities to where the activity is of an appropriate scale and maintains the amenity and environmental values of the Rural Lifestyle Zone while avoiding reverse sensitivity effects to the adjacent residential zones.

FUZ-P6	Plan change for urbanisation

Require that any plan change seeking to rezone Future Urban Zone land incorporates a new Structure Plan of a Development Area, that provides for the comprehensive, coordinated and efficient development of the land and addresses, as appropriate, the following matters:

1. the impact on existing activities and the ability to manage any potential conflict between existing activities and future activities as the area transitions to an urban area, including the potential reverse sensitivity effects at the urban/rural interface;
2. the type, location and density of development on the land to ensure it is compatible with existing or planned urban activities in the area;
3. how the rezoning will assist to deliver a compact, well-functioning urban form that will enable a connected, safe and liveable community;
4. the topography and natural and physical constraints of the site, including natural hazards and areas of contamination;
5. the future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs;
6. whether staging of development within the relevant Future Urban Zone (if proposed), or within the Structure Plan Development Area, is appropriate taking into account the need to ensure development occurs logically and achieves quality urban form and suitable infrastructure;
7. the relationship of the area to be structure planned with surrounding areas and the way any conflict between areas is to be managed as the area transitions to an urban area;
8. the provision of multi-nodal transport links (including pedestrian links) to ensure:
    a. connected transport networks that allow ease of movement to, from and within the new Structure Plan Development Area;
    b. the integration of land use and development with the local and strategic transport networks.
9. the provision and integration of accessible open space networks, parks and esplanade reserves or strips;
10. the potential impact of development on any cultural, spiritual or historic values of importance to tangata whenua, and the outcomes of any consultation with tangata whenua, including any expert cultural advice provided with respect to:

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a. opportunities to incorporate mātauranga Māori into the design and development of the Structure Plan Development Area;

b. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and

c. options to avoid, remedy or mitigate adverse effects;

11. the protection, maintenance or enhancement of scheduled features, natural waterbodies and indigenous vegetation;

12. opportunities for the provision of business and retail activities which are complementary to the planned growth and will serve the needs of the new community; and

13. how the urban development proposed within the new Structure Plan Development Area is reasonably necessary to provide timely urban capacity for the community in light of the short and medium term feasible urban development capacity available in the district.

Rules

Note:

FUZ-R1		**Residential activities**
	FUZ	1. Activity status: Permitted Where: a. Compliance is achieved with: i. RLZ-S1; ii. RLZ-S2; iii. RLZ-S3; iv. RLZ-S4; v. RLZ-S5; vi. RLZ-S6; vii. RLZ-S7; viii. RLZ-S8; and ix. RLZ-S9.
FUZ-R2		**Farming/ Primary Production**

FUZ	1. Activity status: Permitted Where: Primary Production a. Includes the following activities (not exclusively): i. Greenhouses; ii. Produce stalls; and iii. Audible bird scaring devices (excluding firearms) between sunrise and sunset. b. Excludes the following activities: i. Intensive indoor primary production; ii. Intensive farming/ primary production; iii. Piggery; and iv. Rural Industry, Rural Commercial Activities.
FUZ	1. Activity status: Discretionary Where: a. Compliance with RLZ-R2.a and b is not achieved.
FUZ-R3	**Temporary activities**
FUZ	2. Activity status: Permitted Where: a. The activity shall be exempt from all the General Standards except noise. b. The activity shall comply with rules for noise specified in Rule C11.2.15.2B(3) (Figure C11.9). c. The duration of the activity (excluding military training) shall be a maximum of four days including set-up and dismantling time. d. An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site. e. Activities shall only be conducted between 0700:2200 hours, where the site is located in or adjacent to a residential zone.
FUZ-R4	**Home business**
FUZ	1. Activity status: Permitted Where: a. No more than 2 people who are not permanent residents of the site are employed at any one time;

		b. The home business does not involve the use of trucks or other heavy vehicles; c. Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; d. Machinery can only be operated after 7:00am and up to 7:00pm on any day. e. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; f. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and g. No retailing must be conducted on the site, except: i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business.
	FUZ	1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ-R4.1.a-g. Matters of discretion are restricted to: 1. The extent and effects of the non-compliance with any requirement not met; 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
FUZ-R5		**Visitor accommodation**
	FUZ	1. Activity status: Permitted Where:

DRAFT

	a. The maximum occupancy does not exceed 10 guests per night.
FUZ	1. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ-R5.1.a Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure, including on-site services in non-reticulated areas, to support the activity.
FUZ-R6	**Childcare services**
FUZ	1. Activity status: Permitted Where: a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are 0700 – 1900, Monday to Friday.
FUZ	2. Activity status: Discretionary Where: a. Compliance with RLZ-R6.1.a or b cannot be achieved.
FUZ-R7	**Rural commercial activities**
FUZ	1. Activity status: Restricted discretionary Where activities include: a. Commercial activities i. Are directly ancillary to farming/ primary production activities; or ii. Provides services to farming/ primary production activities; and

DRAFT

		b. Rural tourism activities; and c. Catteries and dog boarding kennels. Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure, including on-site services in non-reticulated areas, to support the activity.
	FUZ	2. Activity status: Discretionary Where: 1. Compliance with RLZ-R7.1.a or b cannot be achieved;
	FUZ	3. Activity status: Non-complying Where: a. Activities include: i. Meat or poultry processing; ii. Diary factories; iii. Stock yards; iv. Sawmills and portable sawmills; v. Processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site.
FUZ-R8		**Transfer Station**
	FUZ	1. Activity status: Restricted Discretionary Where: a. Outside storage areas are screened from view from neighbouring residential units. Matters of discretion are restricted to: 1. Amenity values, including shading and the use of landscape planting to mitigate adverse effects. 2. Odour.

	3. Noise emissions. 4. Effects on stormwater runoff: water quality and quantity. 5. Health and safety effects. 6. Traffic generation and capacity and safe operation of the surrounding road network. 7. Safe vehicle access and manoeuvring. 8. Heritage values in the heritage alert layer. 9. Financial contributions, works and services. 10. Effects on neighbours including impacts on productive capacity of rural zoned land.
FUZ-R9	**Landfill**
FUZ	1. Activity status: Non-complying
FUZ-R10	**Industrial activities / Quarries/ Mining/ Rural Transport Activities**
FUZ	1. Activity status: Non-complying
FUZ-R11	**Commercial activities / Retail**
FUZ	1. Activity status: Non-complying
FUZ-R11	**Any activity not otherwise listed as permitted, restricted discretionary, or discretionary.**
All zones	1. Activity status: Non-complying

Construction

FUZ -R10	**Maintenance and repair of buildings and structures**
FUZ	1. Activity status: Permitted
FUZ -R11	**Demolition or removal of a building or structure**
FUZ	1. Activity status: Permitted
FUZ -R12	**Construction, addition or alteration of buildings, accessory buildings**
FUZ	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved:

		i. RLZ - S1; ii. RLZ - S2; iii. RLZ - S3; iv. RLZ- S4; v. RLZ- S5; vi. RLZ- S6; vii. RLZ- S7; and viii. RLZ- S8.
	FUZ	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with RLZ - S1 to S8. Matters of discretion are restricted to: 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.

Standards

FUZ-SX	**Minimum Lot Size**
1. Permitted Activity Minimum size of any allotment following subdivision: 10,000m^2. Where: a. Compliance with the following standards is achieved: i. RLZ-S5; and RLZ-S8.	Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. Whether the proposed lot density maintains the character and amenity of the Residential Lifestyle zone and does not. 3. Whether a building platform can be located on site in accordance with RLZ-S5 Building Setback and RLZ-S8 Onsite Services.
2. Discretionary Activity Minimum size of any allotment following subdivision: 5,000m^2 to 10,000m^2	

3. Non Complying Activity Minimum size of any allotment following subdivision: less than 5000m^2	

FUZ-S1	**Maximum number of residential buildings**
4. There shall be a maximum number of: a. One residential unit per site, including one sleepout; and b. One minor residential unit per site where: ii. A minor residential unit shall be less than 60m2 gross floor area (excluding decks and internal garage); and iii. Both residential units must share the same driveway access; and iv. The minor residential unit must be within 20m of the principal unit.	Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. The impact of the additional bulk on the character and amenity values of the local environment; 3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects; and 6. Whether the site can accommodate onsite wastewater treatment and disposal for all residential units and any other existing or proposed accessory buildings.
FUZ-S2	**Maximum floor area of accessory buildings**
5. The maximum gross floor area of each accessory building per site shall be 100m2.	
FUZ-S3	**Maximum height**
6. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level; and	Assessment criteria where the standard is infringed: 1. Character, and amenity effects;

7. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge). This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.	2. Dominance, privacy, and shading effects on adjoining sites; and Whether the topography of the site mitigates or exacerbates effects.
FUZ-S4	**Height in relation to boundary**
8. No part of any building shall project beyond a 45-degree recession plane measured from a point 2.75m above ground level alongside side and rear boundaries.	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects.
FUZ-S5	**Building setback**
9. Buildings or structures must not be located within: a. 4.5m of all site boundaries. b. Buildings, other than buildings housing animals or birds, may be erected on any side or rear yard but no closer to the boundary than 1.5m if the written consent of the adjoining property owner is obtained and	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects; and 3. Whether the proximity of dwellings and other buildings to adjacent

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submitted to the consent authority at the time a building consent is sought or prior to the commencement of the activity. 10. No dwelling shall be located within: a. 20m from natural waterbodies. b. 30m of Rural Production zone boundary, which is under separate ownership, except if the written consent of the affected adjoining property owner is obtained and submitted to the consent authority at the time a building consent is sought. c. 500m from an existing piggery perimeter or within 30m of an existing vineyard boundary unless written consent of vineyard owner is obtained and submitted to the consent authority at the time a building consent is sought. 11. No dwelling or accessory buildings shall be located: a. 30m from an existing plantation forest boundary unless written consent from owner is obtained and submitted to the consent authority at the time a building consent is sought.	existing activities creates or exacerbates known health and safety adverse effects on residents; 4. Whether the proximity of dwellings and buildings to adjacent existing activities creates or exacerbates reverse sensitivity effects that compromise the operation of existing activities on adjacent properties.
FUZ-S6	**Building Coverage**
12. The maximum building coverage must not exceed 20% of net site area or 1000m2 (whichever is lesser).	Assessment criteria where the standard is infringed: 1. The impact of the additional bulk on the character and amenity values of the local environment; 2. Whether the topography of the site mitigates or exacerbates effects; 3. The extent to which site layout or landscaping has been incorporated

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	into the design to mitigate any resulting amenity effects; and 4. Whether the site can accommodate onsite wastewater treatment and disposal for all residential units and any other existing or proposed accessory buildings.
FUZ-S7	**On-site services**
13. Where a connection to Council's reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with ??; and 14. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that must not be subject to: a. instability; or b. inundation; or c. used for the disposal of stormwater.	Assessment criteria where the standard is infringed: 1. The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties; 2. The ability for the engineering measure to provide a level of service to support the proposed development; and 3. The ongoing maintenance of the engineering measure.
FUZ-S8	**Fences and standalone walls**
15. No fence or standalone wall, or combination of these structures, shall: d. Exceed a maximum height of 2m above ground level where within 1m of any boundary;	Assessment criteria where the standard is infringed: 1. Visual and amenity effects on the neighbourhood and streetscape character; 2. Dominance and shading effects on adjoining properties; and 3. Visibility and safe vehicle movements at accessways.

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Te Papa Tipu Taunaki o Te Tairāwhiti - The Tairāwhiti Resource Management Plan

PartB: Regional Policy Statement



GISBORNE DISTRICT COUNCIL

CONTENTS

B1 TANGATA WHENUA 1

B1.1 INVOLVEMENT OF TANGATA WHENUA IN RESOURCE MANAGEMENT – INTRODUCTION 1

B1.1.1 The Māori Environmental Resource Management System 2

B1.1.2.1 Te Timatanga (The beginning) 2

B1.1.2 The Domains of the Environment from the Māori Perspective 2

B1.1.3 The Domains of Atua and the Māori Environmental Management System 2

B1.1.4 Moana 2

B1.1.5 Waiora A Tane 3

B1.1.6 The Essence of the Māori Environmental Management System and its Application within the Resource Management Act 3

B1.1.7 The Treaty of Waitangi 4

B1.1.8 The Principles of the Treaty 4

B1.1.9 Recognition of Kaitiakitanga 7

B1.1.10 Important Concepts in Māoridom 8

B1.1.11 Consultation with tangata whenua 10

B1.1.12 Iwi Resource Management Strategies or Plans 10

B1.1.12.1 The Parts of an Iwi/Hapu Resource Management Strategy 10

B1.1.12.2 Summary of what an Iwi/Hapu Strategy is 11

B1.1.12.3 Iwi/Hapu Strategies, Te Tiriti O Waitangi and Local Authorities 11

B1.2 ISSUE – TAKING INTO ACCOUNT THE PRINCIPLES OF THE TREATY OF WAITANGI 12

B1.2.1 Objective 12

B1.2.2 Policies 12

B1.2.3 Methods 12

B1.2.4 Principal Reasons 13

B1.3 ISSUE – HAVING REGARDS FOR KAITIAKITANGA 13

B1.3.1 Objective 13

B1.3.2 Policies 13

B1.3.3 Methods 14

B1.3.4 Principal Reasons 14

B1.4 ISSUE – RECOGNISING THE RELATIONSHIPS OF MĀORI WITH THEIR CULTURE, TRADITIONS, ANCESTRAL LANDS, AND OTHER RESOURCES 14

B1.4.1 Issues 14

B1.4.2 Objectives 14

B1.4.3 Policies 14

B1.4.4 Methods 15

B1.4.5 Principal Reasons 15

B1.5 TANGATA WHENUA AND FRESHWATER – HE TAONGA TUKI IHO 16

B1.5.1 Introduction 16

B1.5.2 Statutory Acknowledgements 17

B1.5.3 Te Whānau a Kai perspective 17

B1.5.4 Recognising Iwi Planning Documents 17

B2 AIR QUALITY 18

B2.1 ISSUE – INDUSTRIAL ACTIVITIES, CAR EXHAUSTS AND THE COMBINED DISCHARGES OF A COMMUNITY TO THE ATMOSPHERE CAN RESULT IN ADVERSE EFFECTS ON THE COMMUNITY AND WIDER ENVIRONMENT 18

B2.1.1 Objective *18*
B2.1.2 Policies *18*
B2.1.3 Methods *19*
B2.1.4 Principal Reasons *19*

B3 BUILT ENVIRONMENT, ENERGY AND INFRASTRUCTURE **20**
B3.1 ENERGY MANAGEMENT – INTRODUCTION 20
B3.2 ISSUE – INEFFICIENT USE OF ENERGY 20
B3.2.1 Objective *20*
B3.2.2 Policy *20*
B3.2.3 Methods *21*
B3.2.4 Principal Reasons *21*
B3.3 ISSUE – THE HIGH DEGREE OF DEPENDENCY OF THE GISBORNE REGION AND ITS COMMUNITIES ON FINITE, NON-RENEWABLE SOURCES OF ENERGY 21
B3.3.1 Objective *21*
B3.3.2 Policies *22*
B3.3.3 Methods *22*
B3.3.4 Principal Reasons *22*
B3.4 TRANSPORT AND INFRASTRUCTURE – INTRODUCTION 23
B3.5 ISSUE – THE DEVELOPMENT OF EFFICIENT, EFFECTIVE, SAFE TRANSPORT AND NETWORK UTILITY SYSTEMS CAN RESULT IN ADVERSE EFFECTS ON OTHER COMPONENTS OF THE ENVIRONMENT SUCH AS COMMUNITY HEALTH AND NATURAL CHARACTER OF THE COASTAL ENVIRONMENT 23
B3.5.1 Objectives *23*
B3.5.2 Policies *24*
B3.5.3 Methods *24*
B3.5.4 Principal Reasons *24*
B3.6 URBAN FORM AND DEVELOPMENT: INTRODUCTION 25
ISSUE - TO ACHIEVE GOOD ENVIRONMENTAL, ECONOMIC, SOCIAL AND CULTURAL OUTCOMES, THE LOCATION AND FORM OF URBAN DEVELOPMENT IS REQUIRED TO BE WELL PLANNED AND MANAGED. 25
B3.6.1 Objectives *26*
B3.6.2 Policies *26*
- *areas of the city that are in or near the city centre;* *27*
- *other areas of high employment opportunities; or* *27*
- *areas with high levels of accessibility in relation to;* *27*
  - *public transport and cycle opportunities;* *27*
  - *goods and services,* *27*
  - *employment;* *27*
  - *community and commercial services.* *27*
- *integrate urban expansion with existing urban areas and rural environments,* *27*
- *integrates land use planning with existing and planned infrastructure,* *27*
- *provides sufficient capacity to meet projected housing and business land needs for the region* *27*

B3.6.3 Methods *27*
- *provide an overarching framework for the appropriate form and densities of future urban growth and development, within the Masterplan areas;* *27*

B3.6.4 Principal Reasons *28*

B4 COASTAL ENVIRONMENT **29**
B4.1 COASTAL MANAGEMENT – INTRODUCTION 29
B4.2 ISSUE – THE EFFECTS OF SOME ACTIVITIES STRADDLE THE ADMINISTRATIVE BOUNDARIES ESTABLISHED UNDER THE RESOURCE MANAGEMENT ACT 1991 29

B4.2.1 Objective *30*
B4.2.2 Policies *30*
B4.2.3 Methods *30*
B4.2.4 Principal Reasons *30*
B4.3 ISSUE – THE EFFECTS OF SOME ACTIVITIES MAY DAMAGE OR DESTROY THE NATURAL CHARACTER OF THE COASTAL ENVIRONMENT 31
B4.3.1 Objectives *31*
B4.3.2 Policies *31*
B4.3.3 Methods *32*
B4.3.4 Principal Reasons *32*
B4.4 ISSUE – ACTIVITIES IN THE COASTAL ENVIRONMENT CAN INHIBIT NATURAL PROCESSES AND DEGRADE THE ABILITY OF NATURAL FEATURES AND RESOURCES TO SUSTAIN LIFE 33
B4.4.1 Objectives *33*
B4.4.2 Policies *33*
B4.4.3 Methods *34*
B4.4.4 Principal Reasons *34*
B4.5 ISSUE – MAINTENANCE AND ENHANCEMENT OF PUBLIC ACCESS TO AND ALONG THE COASTAL MARINE AREA 34
B4.6 ISSUE – AVOIDING OR MITIGATING EFFECTS OF NATURAL HAZARDS ON HUMAN STRUCTURES OR VALUES 34
B4.7 ISSUE – UNSATISFACTORY WATER QUALITY IN COASTAL WATER 34
B4.7.1 Objectives *35*
B4.7.2 Policies *35*
B4.7.3 Methods *35*
B4.7.4 Principal Reasons *36*
B4.8 ISSUE – POINT SOURCE DISCHARGES HAVE A POTENTIAL TO ADVERSELY AFFECT THE QUALITY OF WATER IN THE RECEIVING ENVIRONMENT BUT CAN FREQUENTLY BE CONTROLLED 36
B4.8.1 Objective *36*
B4.8.2 Policies *37*
B4.8.3 Methods *37*
B4.8.4 Principal Reasons *38*
B4.9 ISSUE – DIFFUSE (NON-POINT) DISCHARGES ARE FREQUENTLY A MAJOR SOURCE OF CONTAMINATION OF RECEIVING WATERS 39
B4.9.1 Objective *39*
B4.9.2 Policies *39*
B4.9.3 Methods *40*
B4.9.4 Principal Reasons *40*

B5 ENVIRONMENTAL RISK INCLUDING NATURAL HAZARDS 41
B5.1 ISSUE – AVOIDING OR MITIGATING THE EFFECTS OF NATURAL HAZARDS 41
B5.1.2 Objectives *43*
B5.1.3 Policies *43*
B5.1.4 Methods *44*
B5.1.5 Principal Reasons *44*
B5.2 WASTE MANAGEMENT AND HAZARDOUS SUBSTANCES – INTRODUCTION 45
B5.3 ISSUE – PRODUCERS AND CONSUMERS GENERATE EXCESSIVE WASTE – THIS CAN RESULT IN ADVERSE EFFECTS ON THE ENVIRONMENT 47
B5.3.1 Objective *47*
B5.3.2 Policies *47*
B5.3.3 Principal Reasons *47*
B5.3.4 Methods *48*
B5.4 ISSUE – THE TRANSPORTATION, TREATMENT, DISPOSAL AND STORAGE OF SOLID WASTE, INCLUDING WASTE FROM MARINE OPERATIONS, CAN HAVE ADVERSE EFFECTS OR POSE A RISK TO THE ENVIRONMENT 48

B5.4.1 Objective *48*
B5.4.2 Policies *48*
B5.4.3 Principal Reasons *49*
B5.4.4 Methods *49*
B5.5 ISSUE – HAZARDOUS WASTES CAN BE PARTICULARLY DIFFICULT TO DISPOSE OF AND, IF INCORRECTLY DISPOSED OF, CAN SUBSTANTIALLY DAMAGE THE ENVIRONMENT 49
B5.5.1 Objective *49*
B5.5.2 Policies *50*
B5.5.3 Principal Reasons *50*
B5.5.4 Methods *50*
B5.6 ISSUE – LAND WHICH HAS BEEN CONTAMINATED WITH HAZARDOUS SUBSTANCES MAY CONTAMINANT SOILS, POLLUTE NATURAL WATERS AND HAVE IMPACTS ON PUBLIC HEALTH 50
B5.6.1 Objectives *50*
B5.6.2 Policies *50*
B5.6.3 Principal Reasons *51*
B5.6.4 Methods *51*
B5.7 ISSUE – POINT AND NON-POINT DISCHARGES OF LIQUID WASTES CAN ADVERSELY AFFECT THE ENVIRONMENT 51
B5.7.1 Objectives *51*
B5.7.2 Policies *51*
B5.7.3 Principal Reasons *52*
B5.7.4 Methods *52*
B5.8 ISSUE – LARGE PORTION OF THE REGION DOES NOT HAVE ACCESS TO A RETICULATED SEWAGE SYSTEM. THE EFFECTS, ESPECIALLY LOCALISED AND CUMULATIVE, OF INDIVIDUALS DISPOSING OF THEIR OWN DOMESTIC WASTES CAN BE ADVERSE. 52
B5.8.1 Objectives *52*
B5.8.2 Policies *52*
B5.8.3 Principal Reasons *52*
B5.8.4 Methods *52*
B5.9 ISSUE – HAZARDOUS SUBSTANCES ARE FREQUENTLY AN IMPORTANT COMPONENT OF INDUSTRY. THEIR TRANSPORT, USE, STORAGE AND DISPOSAL CAN, HOWEVER, EXPOSE THE ENVIRONMENT TO SIGNIFICANT RISK. 52
B5.9.1 Objectives *53*
B5.9.2 Policies *53*
B5.9.3 Principal Reasons *53*
B5.9.4 Methods *53*

B6 FRESHWATER 54
B6.1 HAPU AND IWI CULTURAL REQUIREMENTS FOR FRESHWATER 54
B6.2 SIGNIFICANT RESOURCE MANAGEMENT ISSUES FOR FRESHWATER 54
B6.2.1 Objectives *55*
B6.2.2 Strategic Policies *56*
B6.2.3 Methods to Achieve Strategic Policies *58*
B6.2.4 Catchment Plan Policies *58*
B6.2.5 Methods to Achieve Catchment Policies *60*
B6.2.6 Integrated Management Policies *60*
B6.2.7 Methods to Achieve Integrated Management Policies *62*
B6.2.8 Research and Monitoring Policies *62*
B6.2.9 Methods to Achieve Research and Monitoring Policies *64*
B6.2.10 Principal Reasons *64*

B7 CULTURAL AND HISTORIC HERITAGE 66
B7.1 ISSUE – RECOGNITION AND PROTECTION OF THE HISTORICAL AND CULTURAL VALUE ASSOCIATED WITH SITES, INCLUDING HISTORIC PLACES AND WAAHI TAPU 66

B7.1.1 Objective *67*
B7.1.2 Policies *67*
B7.1.3 Methods *68*
B7.1.4 Principal Reasons *68*

B8 LAND MANAGEMENT **70**
B8.1 ISSUE – SOIL EROSION AND PROTECTION OF EROSION-PRONE LAND 70
B8.1.1 Objectives *70*
B8.1.2 Policies *71*
B8.1.3 Methods *71*
B8.1.4 Principal Reasons *72*
B8.2 ISSUE – THE DETRIMENTAL EFFECTS OF PESTS ON THE INTEGRATED RESOURCE MANAGEMENT 73
B8.2.1 Objective *73*
B8.2.2 Policies *73*
B8.2.3 Methods *73*
B8.2.4 Principal Reasons *73*
B8.3 ISSUE – LOSS OF HIGHLY PRODUCTIVE AND VERSATILE SOILS THROUGH CLOSER SUBDIVISION AND SETTLEMENT, PARTICULARLY AROUND THE URBAN AREA OF GISBORNE AND LOSS OF HIGHLY PRODUCTIVE AND VERSATILE SOILS THROUGH UNSUSTAINABLE MANAGEMENT PRACTICES 74
B8.3.1 Objective *74*
B8.3.2 Policies *74*
B8.3.3 Methods *74*
B8.3.4 Principal Reasons *75*

B9 NATURAL RESOURCES **76**
B9.1 ISSUE – NATURAL VALUES, OUTSTANDING NATURAL FEATURES, SIGNIFICANT INDIGENOUS VEGETATION, SIGNIFICANT HABITAT OF INDIGENOUS FAUNA, NATURAL CHARACTER OF THE COASTAL ENVIRONMENT, LAKES, RIVERS, WETLANDS AND THEIR MARGINS, HAVE BEEN OR MAY BE DEGRADED BY INAPPROPRIATE SUBDIVISION USE AND DEVELOPMENT 76
B9.1.1 Objectives *77*
B9.1.2 Policies *77*
B9.1.3 Methods *77*
B9.1.4 Principal Reasons *78*
B9.2 ISSUE – PUBLIC ACCESS TO AND ALONG THE MARGINS OF RIVERS, LAKES AND THE COASTAL MARINE AREA IS REQUIRED TO BE MAINTAINED AND, WHERE PRACTICAL, ENHANCED BUT THIS CAN CONFLICT WITH ECOLOGICAL VALUES, CULTURAL VALUES, NATURAL CHARACTER AND PRIVATE PROPERTY RIGHTS 79
B9.2.1 Objective *79*
B9.2.2 Policies *79*
B9.2.3 Methods *80*
B9.2.4 Principal Reasons *80*

B1 TANGATA WHENUA

The provisions of B1 are regional policy statement provisions.



Regional Policy Statement

Part B1 is operative.

B1.1 Involvement of Tangata Whenua in Resource Management – Introduction

This section includes the overarching provisions of the Tairāwhiti Plan (the Plan) relating to tangata whenua of the Gisborne region and their interests, aspirations and involvement in resource management. These overarching provisions are supported by more specific provisions embedded throughout the Plan relating to tangata whenua interests relating to particular resources, including freshwater, the coastal environment and air quality.

Māori make up 40% of the population of the district, are substantial landowners and have long-established skills and customary practices in the management of environmental resources.

The tangata whenua of the Gisborne region include all the whanau hapu and iwi of the region, as represented by Marae Committees, Trust Boards, Incorporations, Iwi, Runanga, the Tairāwhiti District Māori Council, the Māori Women's Welfare League, the Tairāwhiti Federation of Māori Incorporations and other organisations:

- *Ngati Porou*
- *Paikea*
- *Te Aitangi-A-Mahaki*
- *Rongowhakaata*
- *Ngai Tamanuhiri*
- *Nga Ari O Mangatu*
- *Ngati Kahungunu (Wairoa Taiwhenua)*
- *Whakatohea*
- *Ngai Tai*
- *Te Whenau Apanui*
- *Te Whanau a Te Ehutu*
- *Ngati Ruapani*

In recognition that Māori and the Crown are Treaty partners, the RMA makes provision for a significant increase in the involvement of tangata whenua in resource management. It requires Māori values to be taken into account in the planning process and reflected in outcomes. Māori and their culture are given special recognition in the RMA in Sections 6, 7 and 8 as follows.

The Act requires that as a Matter of National Importance:

> *"... all persons exercising functions and powers under [the Act] shall recognise and provide for ... the relationship of Māori and their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga".* [Section 6(e)].

Treaty of Waitangi

> *"... all persons exercising functions and powers under [the Act] ... shall take into account the principles of the Treaty of Waitangi [Te Tiriti o Waitangi]"* [Section 8].

Consultation

> *"During the preparation of a policy statement or plan, the Council shall consult ... the tangata whenua of the area who may be so affected through iwi authorities".* [First Schedule, Part I, Clause 3(1)(d)] .

Kaitiakitanga

"... all persons exercising functions and powers under the Act shall have particular regard to ... kaitiakitanga" [Section 7 (a)]

While the requirement to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is aimed essentially at achieving appropriate resource management outcomes (e.g. protection of waahi tapu), the other provisions referred to above relate more to the nature of the relationship that should be developed between Council and iwi and the way in which Council goes about exercising its responsibilities to Māori under the Act. Consequently, Council has dealt with the issues of significance to iwi authorities relating to the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga in the resource-based and process sections in B2, B3, B4, B6 and B8 of the Plan.

The rest of this section provides background information on the principles of the Treaty of Waitangi, the concept of Kaitiakitanga and the significance of [Council's approach to] consultation in relation to the implementation of the Act's requirements.

B1.1.1 The Māori Environmental Resource Management System

B1.1.2.1 Te Timatanga (The beginning)

Ki te Māori kotahi tonu te wairua o nga mea katoa. Ko taua te paiheretanga o te ira tangata ki te ira atua o te taiao ki te orononui o lo.

Kei a to te uruta pu, te awe wairua. Ko lo te matua tuturu o nga mea pu, te awe wairua.

Ko lo te matua tuturu o nga mea katoa ko ia hoki te mahara te wananga te whiwhi o te katoa. Na lo te mataho i whakaputa nga atua, nga Rangi me ona kauhanga, te tuawhenua, te moana tae atu ki nga taonga katoa kei reira.

Ko lo te timatanga ka puta:

- *Te Pu*
- *Te More*
- *Te Weu*
- *Te Aka*
- *Te Rea*
- *Te Waonui*
- *Te Kune*
- *Te Whe*
- *Te Kore*
- *Te Po*

Ranginui – Papatuanuku

Te Whaiao – Te Ao Marama

Hokowhitu atu nga atua i puta i te wheiao ki ao marama; he tamariki katoa nga Ranginui raua ko Papatuanuku.

Tihei mauri Ora

Toitu te marae o Tane

Toitu te marae o Tangaroa

Toitu te iwi.

If the domain of Tane survives to give sustenance, and the domain of Tangaroa likewise remains, so too will the people.

Māori ideology and Māori identity come from the natural environment. When a Māori introduces him or herself in a situation where they are not familiar, they will generally introduce themselves in relation to their tribal boundaries, their turangawaewae with reference to their mountain, to the rivers from that mountain, to the lands adjacent to the mountain, to their tribe and then down to their hapu and marae, and thence out to their moana, the sea, into which their river flows.in the case of inland tribes, often a large lake. In the tribal consciousness the makers of the natural environment provide the identity.

B1.1.2 The Domains of the Environment from the Māori Perspective

The Māori ethic in relation to the environment grew from the creation of the world of light from the void.

ka po, ka ao, ka awatea

Life stemmed after the void, from Io-Matua-kore, the parentless one, who created the preval parents, Ranginui (male sky) and Papatuanuku (female earth) and from their union sprang some seventy atua or gods. The departmental atua became the first kaitiaki of the domains of the world of light, te ao marama, and presided over domains in the natural world.

Principle among them were:

- Tane mahuta-atua of the forests and all living things within them
- Tangaroa-atua of the fish in the sea and sea life
- Tu-matauenga-atua of war and guardian of the marae atea
- Tawhirimatea-atua of the winds and storms
- Ruaumoko-atua of earthquakes and volcanoes
- Haumiatiketike-atua of fern roots and other wild foods
- Rongomatane-atua of the sweet potato and of cultivated foods
- Tutewehiwehi – the grandson of Tangaroa and the atua of amphibians and the inland water creatures.

B1.1.3 The Domains of Atua and the Māori Environmental Management System

The domains of Atua provide the linkages across resources giving a more holistic approach to environmental management. These linkages provide the basis for the Māori Environmental Resource Management System, which was fully developed and operational throughout Aotearoa at the arrival of the European.

That system of management was gradually replaced by the influence of colonisation, especially as a result of "christianising" Māori by missionaries. Elements of the system persist today, along with much of the ethos and ideology but with a marked reduction in practices. One major part of that system has persisted – albeit in an evolutionary form. That is the practice of Kaitiakitanga. The nature and function of kaitiakitanga will be explored in some detail in this Plan.

Recognition of Atua by Māori was achieved through the practice of karakia (prayer), kawa (protocol) and tikanga (practices). This regime of social controls maintained the integrity of Māori society and led to a sensitive environmental management system. Key to this was the concept of mauri.

Policies such as Nga Whenua Rahui, operating under the Department of Conservation offer financing for fencing and some pest controls for block owners who wish to covenant on a perpetual basis, reviewed every 25 years. This policy retains the ability of iwi/Māori to use cultural resources from the areas without compromising the integrity of the whole ecosystem.

The interface here is again between the rights embodied in the term tino rangatiratanga and the extent to which Government, or its delegated authorities, can limit or terminate those rights.

B1.1.4 Moana

Ko te moana ehara rawa i te wai kau.
No Tangaroa ki tenei marae.
He maha ona hua i ora ai nga manu o te rangi.
Te iwi ki te whenua.

The sea is not only water, it is the marae of Tangaroa. It yields life for many things, the birds in the sky, the people on the land.

The moana for Māori, be it large bodies of fresh water or Te Moana-nui-a-kiwa, the open sea, derives its mana atua (divine authority) from Tangaroa who holds dominion over the sea. While the sea has an inherent quality of its own there are also utilitarian aspects which form the basis or the relationship between the sea and those who derive benefit from, and in turn care for it. The sea is the food basket of the iwi/hapu. As such, practices and elements that would defile the mauri and the mana of the sea

are seen as abhorrent. The discharge of pollutants into the sea is an obvious example. Ngai Tamanuhiri have clearly indicated their concerns regarding these matters.

B1.1.5 Waiora A Tane

Water is a very significant resource to Māori, and plays a central role in both the spiritual and secular worlds.

The origins of water from a Māori viewpoint are central to Māori culture. In order to understand how water is an agent of bondage between the physical and spiritual worlds of the Māori, we need to understand the origins of water. Māori mythology gives voice to this. The creation myths tell Māori of the lineage of his or her unique relationship with the environment, and how the environment is perceived as the living, breathing, delicate source of life. Māori mythology also explains the connection that Māori have with the divine forces present in the environment, such as mauri.

Mauri in relation to water means life and living. It has the capacity to generate, regenerate and uphold creation. Because of this, all living things in the water and its environs (which include people), are dependent on its mauri for their well-being and sustenance. Hence, each water type is seen as a taonga (a highly prized possession) and is sacred due to the potential prosperity it can give to Māori associated with it. The mauri of each water-way is a separate entity and cannot be mixed with the mauri of another. There are clearly impacts of this within water pollution, agricultural spray, fertiliser run-off and effluent discharge, as expressed by Ngati Porou and Turanganui-a-Kiwa and other iwi/hapu/Māori horticultural areas of Gisborne.

Kaitiakitanga is inextricably linked to tino rangatiratanga and is a diverse set of practices that result in the sustainable management of a resource.

Kaitiakitanga involves a broad set of practices based on a world and regional environmental view. The root word is tiaki which includes the ideas and principles of:

- *guardianship*
- *care*
- *wise management*
- *resource indicators, where resources themselves indicate the state of their own mauri* .

The prefix kai denotes the agent by which tiaki is performed. Kaitiaki stands for a person(s) and/or other agents who perform the tasks of guardianship. Finally, the addition of the suffix tanga creates kaitiakitanga, or the practice of guardianship, with the provision that guardianship is used in the Māori sense and so is exercised by those who are genealogically linked to the resource.

Kaitiakitanga is practised through:

- *the maintenance of waahi tapu, tupuna and other sites of importance*
- *the management and control of fishing grounds (mahinga maataitai)*
- *good resource management*
- *environmental protection through formal and informal processes such as the Waitangi Tribunal or protesting the dumping of raw sewage adjacent to waahi tapu and so on.*

Kaitiaki can be iwi, hapu, whanau and/or individuals of the region. Whilst tribal authorities themselves may not be considered kaitiaki, they can represent kaitiaki and can help to identify them or those with authority to interpret the kaitiaki obligations.

Kaitiaki derive their role and function from their own relationship with a resource, not by appointment by any other agency.

B1.1.6 The Essence of the Māori Environmental Management System and its Application within the Resource Management Act

The goal of Māori environmental management is the maintenance of mauri through the exercise of kaitiakitanga. Sustainable management involves sustaining the mauri of natural, physical and metaphysical resources.

The Māori Environmental Resource Management System had been developed by a system of trial and error over at least one thousand years. It is based in the spiritual beliefs of Māori, starting from the belief

and understanding of creation. In maintaining the mauri within the domain of atua, a set of cultural practices was developed and became the tikanga of tribal groups. There are some similarities of tikanga across tribes but also some significant differences or variations.

Tikanga used the concepts of tapu (sacredness or beyond common usage) and rahui (temporary restraint on use or timeliness of harvest) which are common to all tribes with variations on the way in which they used. Tikanga sought to unify the elements of all things in a holistic way so that there were not significant separations of:

- Te taha tinana the physical plane
- Te taha hinengaro the intellectual plane
- Te taha wairua the spiritual plane
- Te taha whanaunga the social and cultural plane.

The Māori Environmental Resource Management System is much more complex than this and tikanga is a developing process, able to adapt to modern circumstance from within the holistic and spiritual framework.

B1.1.7 The Treaty of Waitangi

The Treaty of Waitangi (Te Tiriti o Waitangi) was signed in 1840 by representatives of the Queen of England and about 500 Māori chiefs (including some 37 chiefs from tribes within the area that is now known as the Gisborne district). The Treaty contained three main parts:

Article I: The chiefs ceded sovereignty (Kawanatanga or "governorship") to the Crown.

Article II: The Crown guaranteed to protect the chief's absolute authority (te tino rangatiratanga) over their lands, villages and all possessions, including their taonga or treasures, as long as they wished to retain them.

Article III: Accorded Māori all of the rights and privileges of British subjects.

There were Māori and English versions of the Treaty.

The Treaty was written and signed in two versions, one in English which contained some 50 Māori signatures and a Māori version that was copied and taken around Aotearoa and Te Wai Pounamu and signed by approximately a further 500 Chiefs.

The Treaty was not taken to all areas for a variety of reasons, therefore many areas did not sign and were not first parties. It is accepted today that the Treaty is inclusive of all Māori and was a reconfirmation of pre-existing Māori rights so that even those tribes that were not signatories would not be deprived of the rights recognised in the Treaty. The Governance of New Zealand was to be, and is, universal to all inhabitants in all regions.

The Waitangi Tribunal and the courts have been involved in the identification and refinement of a set of principles which can be seen as reflecting the general intentions and spirit of the Treaty as it applies to today's society. At present, the Court of Appeal's principles are the only ones that have standing in law.

B1.1.8 The Principles of the Treaty

The principles of the Treaty of Waitangi that have been identified and are relevant to this statement [refer in particular to B1.3 of this Plan] are as follows:

The Kawanatanga (or Sovereignty) Principle

The Kawanatanga principle derives from the first Article of the Treaty which recognises the right of the Crown to make laws and to govern in accordance with constitutional process in exchange of rangatiratanga.

Under the RMA, the Crown has delegated to local authorities the ability to make rules with the status of law. In essence, local government – in this case, the Gisborne District Council – has the right to exercise Kawanatanga. However this is not an unconstrained right. It is subject to the protection of rangatiratanga.

The Tribal Rangatiratanga Principle

Recognition of this principle by the Waitangi Tribunal, the courts and by Government, derives from an acknowledgement by these bodies that, in return for ceding sovereignty to the Crown, Māori signatories of the Treaty were provided with an assurance in Article II, that their te tino rangatiratanga would be protected.

Te tino rangatiratanga refers to the right of iwi to retain control over their resources and taonga and to manage them in accordance with their customs and cultural preferences.

Rangatiratanga may, but does not necessarily require, ownership. It does, however, embody the right to use and control traditional resources.

Rangatiratanga was traditionally exercised, and to some extent is still exercised, through the use of customary rules relating to such matters as the conservation of fisheries.

The exercise of rangatiratanga is inextricably linked to the development and retention of mana.

Government has given recognition to rangatiratanga by providing, under the RMA, the capacity for Māori to actively participate in the management of resources and taonga. Rangatiratanga can be safeguarded by the Crown or public authorities by adopting appropriate plans and administrative arrangements. The latter can include the formal recognition of kaitiaki (see below) who would then be vested with mana, with their role upholding the mana of the people.

The Māori text of the Treaty of Waitangi refers to hapu, recognising that the local hapu group was a primary social and economic unit in Māori society. It is the hapu that has the authority to exercise rangatiratanga.

The means by which rangatiratanga should be exercised in respect of a particular resource can only be determined by the tangata whenua having mana over that resource. Some of the matters that could be discussed with the various hapu in the formulation of an appropriate planning strategy are set out below:

(1) **The Rohe of Whanau Hapu**

That area to which the hapu can claim mana whenua and mana moana. It would help to establish a map of the various whanau hapu and their respective rohe. The map does not need to have definitive boundaries. There may be an overlap in some areas. This would ensure that for a particular area or a resource issue, all the appropriate people are consulted.

(2) **The Identification and/or Protection of Sites of Special Value**

For example, waahi tapu, tauranga waka, taonga raranga, sites of spiritual, historical or cultural significance. Waahi tapu are cultural sites of spiritual value. While urupa (burial grounds) are obvious examples of waahi tapu there is a wide range of sites which can include tupapaku (burial caves), pa where battles have occurred, tauranga waka (sites where ancestral canoes have landed) and some mountains e.g. Hikurangi. Each whanau hapu has its own definition for their waahi tapu. Sometimes the existence and/or location is known only to the local people and to a few kaumatua.

Mahinga maataitai, areas where food resources from the sea are gathered, and taonga raranga, plants which produce material highly prized for use in weaving are characteristics of the Coastal Environment of special value to whanau hapu. Tangata whenua may wish these sites to be publicly identified, or they may prefer to retain the private recording of these sites amongst their own people. There are various means of identifying and protecting sites that need to be discussed with the whanau/hapu so that they can choose the most appropriate method for them.

(3) **Iwi Planning Documents**

The RMA requires Council to take into account any planning document recognised by an iwi authority. Tangata whenua may have prepared, or be preparing a planning document they wish the Council to consider. The Council need to be aware of any such documents or whether it can assist in their preparation.

(4) **Use of Traditional Lands**

Māori occupancy of land held in traditional multiple ownership should not be unnecessarily constrained through RMA planning documents. Living and working on their land is held as paramount to many Māori. This message was strongly conveyed to the Council that Māori did not want to be restricted in seeking their aspirations of maintaining the ability of their families to occupy and use their traditional lands.

The Council needs to consult with the respective hapu as to how their aspirations can be recognised and provided for while ensuring any adverse effects on the environment are avoided, remedied or mitigated. Such discussion can address whether the existing provisions are still appropriate.

(5) **Provision for, or Restriction of, Access**

In order to protect Māori cultural values it may be that general public access is not always appropriate and that there is a need for some restrictions to protect particular sites. If access over public land enables tangata whenua to visit sites of special value it should be provided or enhanced. The various hapu may wish access to be provided or restricted in accordance with their cultural values, where appropriate. This will be worked through on a site specific basis with the Council.

(6) Resource Consent Applications

The administration of the Tairāwhiti Plan should have involvement from tangata whenua. Consultation with the tangata whenua for the area in which subdivision, use, or development is proposed, will generally be required as part of the resource consent process for applications for activities with potential to affect the relationship of Māori with their ancestral lands or kaitiakitanga. Because of the statutory time constraints involved and the need for liaison with the local hapu, proposers of resource consent applications are strongly advised to consult with the tangata whenua for the area in question before any application is lodged with the Council. The application should include details of the consultation in accordance with the fourth schedule of the Act and should include evidence that tangata whenua have been consulted.

It is Council's intention, if approval is sought by an applicant for a resource consent in the Coastal Environment, to have the application treated as non-notified according to Section 94 of the RMA to consider the tangata whenua an adversely affected party in all circumstances. This means that the approval of the relevant hapu to waive notification would need to be obtained.

These procedures would require the Council to be able to advise potential applicants of the appropriate hapu they should contact. The procedure for consultation on consent applications should also include an acceptance by the Council that in cases where applicants can provide evidence to demonstrate that they have not been able to contact the appropriate hapu, or have not obtained any comment from them within what Council, in consultation with Iwi Authorities, considers to be a reasonable length of time, the Council may hear the application.

(7) Protection of Sensitive Information

Sites of cultural and spiritual importance to Māori are commonly recorded through the oral tradition and passed down to future generations in this manner. The information is frequently extremely sensitive and involves knowledge of Tapu concerning the sites. Māori are concerned that recorded information held by authorities other than their own opens these important sites to abuse and insensitive handling and fear that there are people who may hold Māori custom up for ridicule. The ownership and recording of this information is a major issue under the RMA. If Councils hold this information then it could become available to the public, yet Councils, if they are to fulfil the requirements of the Act concerning the protection of sites and values significant to Māori, must have access to information concerning the location of such sites.

The RMA does set out some protection of such sensitive information but only in the context of hearings held under the Act. Section 42 of the Act enables a local authority to make an order to prohibit or restrict the publishing or communication of any information supplied or obtained, in order to avoid serious offence to tikanga Māori or to avoid the disclosure of the location of waahi tapu.

It is the Gisborne District Council's intention to ensure that this provision of the RMA is utilised when dealing with such sensitive information.

The Partnership Principle

Both the Waitangi Tribunal and the Court of Appeal have found that the Treaty requires a partnership between two races and a duty to and a duty to act reasonably and in good faith.

According to the Tribunal, partnership involves ensuring that the needs of both Māori and the wider community are met. Extending the courtesy of early consultation, extending reasonable co-operation on issues of concern and involvement in decision-making are ways of achieving this.

The Crown has stated its position as follows:

> *"The Treaty is regarded by the Crown as establishing a fair basis for two people in one country.*
>
> *Co-operation is an obligation placed on both parties to the Treaty. Reasonable co-operation can only take place if there is consultation on major issues of common concern and if good faith, balance and common sense are shown on all sides. The outcome of reasonable co-operation will be partnership".*

The concept of "reasonable co-operation" has found support in the observations of the Court of Appeal:

> *"...the principles (of the Treaty) require the Pakeha and Māori Treaty partners to act toward each other reasonably and with the utmost good faith."*

The partnership principle is of major significance in the Gisborne district.

The Principle of Active Protection

The principle of active protection comes from the guarantee of te tino rangitiratanga. It is a duty to protect Māori in the use of their lands and taonga to the fullest practicable extent.

Māori should be protected, as far as the Resource Management Act permits, from restrictions imposed by plans which prevent or limit them from using their lands and resources according to their cultural preferences. They should also be informed and supported in developing resource management strategies for the lands and resources, and in participation in the resource management process. Policies relating to Council's obligation to take into account the principles of the Treaty of Waitangi are set out in section B1.2 of the Plan.

B1.1.9 Recognition of Kaitiakitanga

Kaitiakitanga is defined, in the Act, as:

> *"kaitiakitanga means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship".*

It is apparent, from the following quote, that this traditional Māori stewardship ethic has much in common with the "sustainable management" purpose of the RMA:

> *"Inherent in this concept (of kaitiakitanga) is the understanding that members of the present generation have a responsibility passed to them by preceding generations to care for the natural environment. Kaitiakitanga carries with it an obligation not only to care for the natural world, but also for each generation, by ensuring that a viable livelihood is passed on. Individuals, or tribal units, act as kaitiaki over particular resources and ensure that their use is consistent with tribal laws."*

Kaitiaki are tangata whenua who have the authority to exercise the guardianship role on behalf of Māori.

Notwithstanding the definition in the Act, the concept of kaitiakitanga can mean different things to different iwi and hapu.

Kaitiakitanga is based on spiritual, social and economic associations with natural resources. The value placed by Māori on the environment is reflected in traditional management practices. Traditional management practices include sanctions to protect waahi tapu or self-imposed iwi management techniques such as rotational seafood harvesting, preservation of coastal seafood habitat areas, prohibitions on gutting and shelling seafood on the beach and avoidance of all forms of despoliation and animal wastes to protect social and economic relationships. As kaitiaki of the environment tangata whenua have the ultimate responsibility to ensure that these relationships are maintained and that natural resources are managed wisely.

The kaitiaki approach to environmental management is holistic. It was described by the Whanau A Pokai/Pohatu Tikapa spokesperson at a hui with the Gisborne District Council at Ruatoria in the following terms which seem to embody the beliefs of the tangata whenua O Tairāwhiti:

The function and role of kaitiaki is not only of guardianship, custodianship and protector but of accountability to its hapu. Functions in terms of resource management may be so defined as:

- *to administer resource legislation in partnership with existing local authorities;*
- *to develop and implement programmes to restore damaged ecological systems, to restore balance and harmony;*
- *to declare tapu (this must be done in consultation with tribal elders);*
- *to apply, lift or remove rahui where necessary e.g. drownings at sea or the river mouth;*
- *to develop guidelines for fisheries wherever stocks may be plentiful to ensure conservation;*
- *to establish guidelines and policies for commercial endeavours e.g. the removal of aggregate from our foreshore by commercial users with total disregard for tangata whenua;*

- *to develop education programmes, which explore the harmonious relationship of all taonga e.g. land, fisheries, forest, water, air, animals, life and people.'*

Only tangata whenua can be kaitiaki of their natural resources. It is their responsibility to ensure that the mauri (life force or life principle) of these resources is protected.

B1.1.10 Important Concepts in Māoridom

In addition, to kaitiakitanga and rangatiratanga there are a number of important Māori concepts that influence their relationship with the environment, including the following:

Mauri – All living things possess mauri. Mauri binds the physical and spiritual essence of a resource together. It can be likened to the concept of intrinsic value which is provided in the RMA, but it is more, in that it denotes not only the physical essence of a resource but its spiritual essence as well. It is possible to damage resources to the point that they can lose their mauri. Conversely, it is possible to restore the mauri, e.g. by allowing the resource to regenerate, removing sources of pollution or carrying out appropriate Māori ritual/s.

Protecting the mauri of coastal resources is therefore necessary in terms of the RMA and the Treaty of Waitangi and is also effective as a resource management technique.

Waahi Tapu – Protection of waahi tapu is particularly important. Waahi tapu are a particular category of ancestral land or water which are held in the highest regard by tangata whenua. They can include places, sites, areas or objects which are tapu, sacred or special to an iwi. They include:

- Battle fields
- Burial places of placenta
- Tribal tuahu (alters)
- Sources of water for healing and death rites
- Ara purahoura – sacred pathways for messengers
- mauri stones and trees
- Carved poupou representing ancestors
- Coastal pa sites and papakainga
- Tauranga waka
- Sacred rivers
- Toko taunga ika (rocks which identify fishing grounds)
- Wahi taonga mahi a ringa (resource sites for materials such as kiekie, flax, pingao, pounamu etc)
- Ara – pathways connecting tribal areas and resource sites
- Coastal landscape features
- Mythological sites
- Historic sites

Mahinga Maataitai: Mahinga Maataitai are areas from which seafood (kaimoana) is obtained. Kaimoana has cultural as well as practical food value. A tribe gains mana from its ability to provide an abundance of kaimoana at tribal gatherings. Each iwi has clearly defined "territory" and it is still common for adjoining iwi to seek the permission of the resident iwi before entering "foreign territory" to collect kaimoana. The legal responsibility for controlling the "harvesting" of any plant or animal rests with the Ministry of Agriculture & Fisheries.

Taonga Raranga: Taonga raranga are those "treasures" which are highly prized for weaving and for other arts and crafts. It is important that the habitats of such areas are identified and protected.

Marae and Papakainga: Marae and papakainga are important in that if they are situated on or near the coast it is easier for iwi to protect and enhance their relationship with their coastal land and marine areas. Similarly, kaitiaki responsibilities can be attended to more easily by living, working and recreating on the coast. The provision of marae and papakainga is an important issue for the Tairāwhiti Plan to address because it is important that there is integrated management across the land/sea interface.

Water Quality: One of the most important issues for tangata whenua is the protection of water quality. Water has spiritual as well as physical properties. It is also regarded as having different states, according to its degree of pollution or alteration from its more pure form (rainwater) which is waiora. Water also has

mauri which must be protected in order for the water to remain wholesome and pure. Failure to protect the mauri of water is a failure to preserve the resource for the enjoyment of future generations.

Specific areas of water have their own mana, tapu, taniwha, and waahi tapu, which must be respected. Tangata whenua are opposed to the discharge of human wastes directly into water and are particularly concerned by rural discharges, industrial and urban run-off, leachate, and disposal of dredgings directly into water. Tangata whenua seek to have sewage disposed to land rather than discharged into water so that, by passing through land, the mauri of the water is restored.

It is generally of concern to tangata whenua that they have effectively lost control of their water areas without selling them, gifting them or having them confiscated. It is therefore important that activities which will have an adverse impact on the spiritual and physical quality of water are at least ameliorated to the satisfaction of tangata whenua. Tangata whenua, as kaitiaki of the region's coastal water, have concern and responsibility for protecting the mauri of the water.

B1.1.11 Consultation with tangata whenua

Consultation is seen now more as a duty, rather than a principle as such. The duty is an active one requiring Council to consult early and in good faith. Several hapu of the Gisborne district have stressed to the Council that consultation with tangata whenua of the Gisborne district should commence at the whanau hapu level.

Judge McGechan (in the 1992 case of Air New Zealand Ltd v Wellington International Airport Ltd) considered that consultation involves:

- *a genuine invitation to give advice and a genuine consideration of advice given;*
- *the provision of sufficient information and time for the consulted party to be adequately informed, to approve the information and make useful responses;*
- *the party obliged to consult, keeping its mind open, being ready to change and to seek consensus.*

The Council has begun to develop appropriate consultation methods with tangata whenua. Tangata whenua choose to group themselves, or be represented, in a variety of ways. This includes Te Runanga o Ngati Porou, Te Runanga o Turanganui-a-Kiwa, Te Runanga o Paikea, Te Runanga o Nga Ariki, marae committees, and Māori umbrella organisations e.g. Tairāwhiti District Māori Council, Māori Women's Welfare League, and the Tairāwhiti Federation of Māori Incorporations.

To date, Council has established a Māori Liaison Group (representing the various runanga and Māori umbrella organisations), while recognising that on occasions it will be necessary to consult with the hapu and whanau on matters of specific local concern. The Council also recognises that there are iwi organisations based in the Bay of Plenty and Hawkes Bay whose rohe extends into the Gisborne region. The Council accepts an obligation to consult also with those organisations.

Policies on consultation are set out in Part F2 of the Plan.

B1.1.12 Iwi Resource Management Strategies or Plans

An iwi/hapu strategy is a policy document, expressing what the important issues are to iwi/hapu, regarding the use of natural and physical resources. Strategies do not necessarily have to be restricted to natural and physical resources.

There are no statutory obligations to prepare iwi/hapu strategies, and there is no particular format or process which such a strategy should follow. It can have elements of both strategic and operational planning in it, and it could be one comprehensive document or a number of strategies which look at particular issues in detail. It could be closely linked to or be part of an iwi/hapu development plan.

B1.1.12.1 The Parts of an Iwi/Hapu Resource Management Strategy

An Iwi/Hapu Resource Management Strategy is made up of various components, which deal with the philosophic, spiritual, practical and operational matters of resources within their takiwa. They are:

- *whakapapa*
- *takiwa*
- *whakatauaki.*

This section introduces an iwi's/hapu's ancestral relationship with its whenua (land), moana (seas or lakes), awa (rivers), maunga (mountains), me nga tangata (people), preparing and operating its plans and policies.

Common policy statements – these are issues or policy statements which can be agreed across tribes. These could include such matters as:

- *waahi tapu policies*
- *kaitiakitanga policies*
- *co-management of resources policies (between the regional council and tribes)*
- *delegation of powers policies*
- *development of resources policies*
- *consultation policies and principles*
- *representation policies and principles*
- *funding principles.*

Tribal specific policy statements – this section would contain those policies specifically applicable to the natural resources of that tribal group as opposed to those that can apply to other tribal groups. This is where considerable work will need to be done by tribal staff and representatives and the Council. In order to produce iwi/hapu strategies or plans the following are required:

- *skill and practical training for tribal staff*
- *human resources or people who may be able to assist*
- *financial resources or sources of funding for associated work and research*
- *technical resources that may assist in the planning process.*

It is usual for planning to occur under the mantle of the recognised iwi/hapu authority. The co-ordinating group must have the authority within the iwi/hapu to initiate, motivate, sponsor, negotiate, arbitrate and collate the many facets of strategy preparation and review. They must also have, or be able to develop the operational and administrative capacity to support the planning process.

B1.1.12.2 Summary of what an Iwi/Hapu Strategy is

Strategies make statements about how an iwi/hapu wants to be involved in the management, development, protection of any natural and physical resources. These could include any ancestral taonga – rivers, lakes, mountains, land, minerals, waahi tapu, wildlife and places of tribal significance.

In the past, resource management decisions have often been made without any consideration given to the potential effects on Māori tribal and Treaty of Waitangi interests. The reasons for this are various, including a perceived legal inability to do so and uncertainty on the part of decision-makers. This is gradually being changed through the process of legislative reform. Consideration has not been given to Māori interests in many cases because these matters have not been made explicit in the past and Māori interest has usually only emerged as an objection to some particular proposal. Very little has been said about what Māori want, in contrast to the volumes related to the things that Māori do not want.

B1.1.12.3 Iwi/Hapu Strategies, Te Tiriti O Waitangi and Local Authorities

The Resource Management Act imposes a duty on decision-makers to consider the Treaty of Waitangi, and local authorities must consult with tangata whenua in a variety of situations. This means that decision-makers must specifically address issues of concern to iwi/hapu. It should be remembered however that increasing demands are being placed on iwi/hapu to respond on a variety of matters, not just resource management issues. Iwi/hapu strategies will help to reduce the pressure on all parties in the long term.

They are one way in which iwi/hapu can participate in the system established by the Resource Management Act to manage the effects of the use of natural and physical resources. When local authorities are preparing or changing plans and policy statements under the Act, they must take into account iwi/hapu strategies to the extent that their contents have a bearing on resource management issues (Sections 61, 66, 74).

This does not mean that the local authority is bound to follow an iwi/hapu strategy. Local authorities must balance a number of apparently competing interests, including Māori interests.

The Act lists a number of principles which decision-makers must have a regard to the importance of, one of which is Māori and their culture and traditions with their ancestral lands, waters, sites, and other taonga (Section 6(e)). The weighting that each principle gets depends on the circumstances that the decision-maker is considering.

However it does mean that local authorities must at least be aware of the issues and, where it is in accordance with the Act, support or give effect to the objectives of the strategy. The advantages to local authorities are clear. There would be less likelihood of challenge before the Courts or Tribunals and, in some cases, the iwi/hapu strategy could also help the consistency of regional policies and plans.

B1.2 Issue – Taking into account the principles of the Treaty of Waitangi

B1.2.1 Objective

1. To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the Act.

B1.2.2 Policies

1. **The Kawanatanga Principle**

   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.

2. **The Rangatiratanga Principle**

   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.

3. **The Partnership Principle**

   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.

4. **The Active Protection Principle**

   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.

5. To take account of the guarantee of rangitiratanga and its relationship with kawanatanga in resource management planning.

B1.2.3 Methods

1. Develop an in-house training programme to ensure that councillors and staff are aware of their obligations to Māori under the Act, including the requirement to take into account the principles of the Treaty of Waitangi in the exercise of its functions, duties and powers.

2. Develop in-house guidelines for use by Council staff members, whereby proposed plans, policies, rules and consent decisions are checked against the principles of the Treaty and other requirements of the Act.

3. Develop, in discussion with Māori, greater understanding and awareness of Māori custom and practice relating to resource management [Refer to F2.1.1 of the Plan].

4. Encourage and support the preparation and implementation of iwi management plans, subject to consistency with the Act.

5. Consider using section 33 of the RMA to transfer some resource management functions to iwi authorities. Council will consider such transfer when it is considered that the transfer is desirable on all of the following grounds:

   (a) The authority to which the transfer is made represents the appropriate community of interest relating to the exercise or performance of the function, power or duty;

   (b) Efficiency;

   (c) Technical or special capability or expertise

6. Develop policies on consultation and information exchange which reflect a commitment to the principles of partnership and active protection. (Refer to F2.1.1 of the Plan).

B1.2.4 Principal Reasons

- *All persons exercising functions, duties and policies under the Act are required to take into account the principles of the Treaty of Waitangi [section 8 of Act]. A number of principles have been defined through the findings of the Waitangi Tribunal and decisions of the Court of Appeal. At the heart of the Treaty are the principles of Rangatiratanga and Kawanatanga. (Refer section B1.1.1 of this Plan). The policy is not intended to limit the principles. It is anticipated that the meaning and practical implications of the principles, in terms of resource management, will be further developed over time.*
- *There are two components of the question of how to give effect to the requirement to take into account Treaty principles. First, there is the "deliberative" obligation referred to in B1.1.1 of the Plan. That is, in its planning, rule making and consent granting activities, Council must make sure that it has given adequate consideration to the principles. Second, there is the issue of the actual implications of taking into account the principles of the Treaty for the way in which Council conducts its planning activities and the outcomes it should be seeking to achieve. The policies and methods stated above are designed to address these issues.*
- *The Council's ability to make rules governing the management of natural and physical resources – its delegated right of Kawanatanga – is exercised subject to the obligation to recognise and protect the te tino rangatiratanga of iwi o Tairāwhiti.*
- *Rangatiratanga refers to the right of iwi to retain control over their resources and taonga and to manage them in accordance with their customs and cultural preferences. The policies and methods stated above, coupled with those in other sections of this Plan, are designed to increase the involvement and influence of iwi in the management of natural and physical resources, and hence to promote the restoration of rangatiratanga.*
- *The preparation of iwi resource management plans is a potential means of helping to restore rangatiratanga. Iwi management plans may describe resources important to the particular iwi and how they wish them to be protected, or developed. Such plans would be a valuable guide to potential developers and Councils, and may reduce the burden of consultation. Iwi management plans are not compulsory. However, if an iwi decides to prepare one, Council must have regard to it when preparing a Regional Policy Statement, regional or district plan.*
- *While, under section 33 of the Act, iwi cannot be delegated full decision-making powers, the transfer of some resource management functioning to iwi authorities would allow iwi to have more say in the management of particular resources or areas. Where a specific function has been identified as being of special value to tangata whenua, Council may consider the transfer of its functions, powers and duties to iwi, hapu and marae authorities.*

B1.3 Issue – Having regards for Kaitiakitanga

B1.3.1 Objective

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.

B1.3.2 Policies

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.

B1.3.3 Methods

1. Consult with iwi and hapu on a site and resource specific basis over the meaning of kaitiakitanga and the way in which the Council could appropriately have regard to the concept and accommodate the role of tribal kaitiaki in particular situations.
2. Encourage and support the preparation of iwi resource management policies and plans, and have particular regard to such plans.
3. Consult with kaitiaki when developing plans and considering proposals that affect particular resources.
4. Explore opportunities for the delegation or transfer of powers over particular resources.

B1.3.4 Principal Reasons

- *Section 7(a) of the RMA requires the Council to have particular regard for kaitiakitanga. The meaning of kaitiakitanga and kaitiaki is discussed in section B1.1.9 of the Plan.*
- *Notwithstanding the definition in the Act, the concept of kaitiakitanga can mean different things to different iwi and hapu. Council will therefore discuss the concept with iwi and hapu, as appropriate, and explore the best way of giving effect to the requirement.*
- *The formal recognition of kaitiaki is a potential means of helping to restore rangatiratanga.*
- *Iwi management plans may, amongst other things, set out how tangata whenua wish to exercise kaitiakitanga in relation to a particular area or resource. This is one mechanism Council may use to assist in identifying iwi, hapu and marae preferences.*
- *Consultation with kaitiaki is essential because of their status (as guardians) and knowledge of the resource concerned.*
- *Applicants for resource consents, are encouraged to consult generally, including consultations with Tangta Whenua. These policies encourage applicants for resource consents to provide evidence of genuine attempts to consult with tangata whenua in good faith.*
- *A potential means of supporting or augmenting the traditional role of kaitiaki is to transfer certain powers to iwi authorities pursuant to section 33 of the Act.*

B1.4 Issue – Recognising the relationships of Māori with their culture, traditions, ancestral lands, and other resources

B1.4.1 Issues

1. Council and the wider community struggles with how to recognise, have regard to, and provide for tangata whenua values, customs, rights and interests in the district.
2. Resource management processes are unfamiliar and daunting for tangata whenua who have limited resources. This discourages tangata whenua from participation and tangata whenua consider their issues are not given due consideration.

B1.4.2 Objectives

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.

B1.4.3 Policies

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 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.

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.

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.

B1.4.4 Methods

1. The Council may invite iwi, hapu and marae in the district to compile a list of commissioners for possible appointment as independent commissioners where applications for resource consents affect iwi, hapu or marae.

2. The Council shall, in accordance with tikanga Māori and pursuant to the Māori Language Act 1987 (Te Reo Māori), provide for the use of the Māori language before any hearing committee considering resource management issues within the district.

3. The Council may provide for hearings under the RMA to be held, where appropriate, on Marae.

   Note:

   1. *The Plan has specifically provided for section C4 of the Plan, which provides rules and policies for the recognition and protection of cultural heritage. This includes archaeological sites, wahi tapu area schedule/s and a heritage protection layer which is a predictive model of human settlement.*
   2. *The Plan has specifically provided in for papakainga and marae settlements in section C2.*
   3. *The monitoring provisions in Part F of the Plan will specifically cover plan effectiveness monitoring, consent compliance monitoring, state of the environment monitoring and the integration and dissemination of information.*

B1.4.5 Principal Reasons

- ***Objective 1 –*** *This objective recognises that culturally important sites need to be preserved and protected where possible.*
- ***Objective 2 –*** *It recognises that Māori are an integral part of natural systems and cannot be separated from the well-being of the system. If Māori are separated then the function of kaitiaki cannot be exercised and the integrity of the relationship between Māori and natural and physical resources falters. The RMA requires that this integrity be maintained.*
- ***Policy 1 –*** *To ensure that the iwi, hapu and marae is recognised as the base unit of decision-making in Māoridom so that appropriate emphasis is given to the views of iwi, hapu and marae when considering the relationship of Māori and their culture. Each iwi, hapu and marae may express its priorities and needs independently of any other iwi, hapu and marae. One means of identifying the priority and needs of iwi, hapu and marae is through Management Plans.*
- ***Policy 2 –*** *There may be issues under consideration arising from resource consent applications where values of cultural and traditional importance to Māori are involved. Council should ensure experts in the culture and traditions of the tangata whenua concerned are part of the independent panel of commissioners. This Policy assists Council to give effect to the principles of the Treaty of Waitangi by recognising rangatiratanga when considering local issues of importance to Māori.*
- ***Policy 3 –*** *The Māori language is a taonga of great importance to Māori and an official language of New Zealand/Aotearoa. It should be protected as a resource. If Council is to recognise and provide for, as a matter of national importance, the relationship of Māori and their culture and traditions with their taonga, then it is important that the Māori language is accepted and cherished.*

- ***Policy 4 –*** *In order for Council to implement all its objectives in relation to Māori, it is essential that Council develops a mechanism which facilitates direct communication with iwi, hapu and marae that are affected by issues.*
- ***Method 1 –*** *In order for Māori to fulfil their kaitiaki responsibilities and to recognise rangatiratanga, it may be appropriate for Māori representatives to act as commissioners for some hearings in order to assist the hearing committee to arrive at decisions that take into account the perspectives of the Māori culture.*
- ***Method 2 –*** *The Māori language is a taonga of Māori and an official language of New Zealand. The RMA provides for the Māori language to be used when giving evidence. This method ensures that those who wish to use the Māori language at hearings understand that they may do so.*
- ***Method 3 –*** *A concern expressed frequently by Māori and Council is the fact that Māori find the process of hearings uncomfortable and foreign, potentially inhibiting Māori participation in the resource consent process. This method recognises that there may be circumstances where hearings should be held on marae, where Māori would feel more able to express their views.*

B1.5 Tangata Whenua and Freshwater – He Taonga Tuki Iho

B1.5.1 Introduction

During development of the Freshwater Provisions, Te Runanga o Ngati Porou expressed to Council the need to have an active role in resource management decision-making particularly in relation to their rohenga tipuna-mai i Potikirua Ki Te Toka a Taiau.

Ngati Porou hapu have their own perspectives on managing natural and physical resources, based on matauranga Maori and Ngatiporoutanga. This underpins the way Ngati Porou view and interact with the environment and their kaitiaki role.

A joint management agreement (JMA) under section 36B of the RMA was chosen as the most appropriate mechanism to meet the needs of both Council and Te Runanga on Ngati Porou. The agreement allows for:

- Co-creation of the Waiapu Catchment Plan
- Involvement in decisions about private and public plan changes relating to the Waiapu Catchment
- Involvement in the resource consenting process, and
- Representation on notified resource consent hearings within the Waiapu Catchment.

This part of the Tairāwhiti Plan describes the values and environmental outcomes sought by tangata whenua in relation to freshwater (including geothermal water), and provides links to regional policy statement and freshwater provisions in the rest of the Tairāwhiti Plan that seek to deliver on these outcomes.

The natural world provides identity for Māori. Māori introduce themselves in relation to their tribal boundaries and their turangawaewae, with reference to:

- their mountain;
- the lands adjacent to the mountain;
- their river and its flow; and
- the coastline.for inland tribes, often a large lake.

The following iwi have tribal connections and interests within the Gisborne region (rohe):

- Ngai Tāmanuhiri;
- Te Aitanga a Mahaki;
- Nga Ariki Kaiputahi;
- Te Whanau a Kai;
- Rongowhakaata;
- Te Whanau Apanui; and
- Ngati Porou.

B1.5.2 Statutory Acknowledgements

A statutory acknowledgement is a formal recognition by the Crown of the mana of tangata whenua over a specified area. It recognises the particular cultural, spiritual, historical and traditional association of an iwi with the site, which is identified as a Statutory Area. Statements of statutory acknowledgements are set out in Treaty of Waitangi settlement legislation.

Statutory Areas only relate to Crown-owned land and include areas of land, geographic features, lakes, rivers, wetlands, and coastal marine areas. Gisborne District Council must have regard to statutory acknowledgements relating to a statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustee is an affected person in respect of an application for a resource consent for an activity within, adjacent to, or that directly affects the statutory area.

Statutory acknowledgements are in place for the following water bodies within the Gisborne region:

Ngāti Porou statutory areas are:

- Waiapu River and its tributaries upstream of the coastal marine area;
- Ūawa River and its tributaries upstream of the coastal marine area;
- Turanganui River and its tributaries (to the extent that this area is within the area of interest), upstream of the coastal marine area; and
- Waimata River (as a tributary of the Turanganui River to the extent that this area is within the area of interest), upstream of the coastal marine area.

Ngai Tāmanuhiri statutory areas are:

- Part Waipaoa River (including Karaua Stream).

Rongowhakaata statutory areas are:

- Turanganui River within Rongowhakaata area of interest;
- Taruheru River within Rongowhakaata area of interest;
- Waipaoa River (including Karaua Stream) within Rongowhakaata area of interest;
- Waimata River within Rongowhakaata area of interest;
- Hangaroa River within Rongowhakaata area of interest;
- Te Arai River within Rongowhakaata area of interest; and
- Waikanae Creek within Rongowhakaata area of interest.

B1.5.3 Te Whānau a Kai perspective

During development of the Freshwater Provisions, Te Whānau a Kai expressed to Council the need to recognise and provide for their ancestral relationship with freshwater resources situated in their traditional rohe, such as awa, roto, repo, puna, wainuku, ngutawa and Muriwai.

Te Whānau a Kai has a clearly stated view that the Crown should recognise their proprietary interest in the freshwater resources, and that Council should provide for that interest.

B1.5.4 Recognising Iwi Planning Documents

Hapu and Iwi Management Plans provide a mechanism for tangata whenua interests to be considered in Council processes. There are specific legislative requirements which place a duty on Council staff to take these plans into account. There are two iwi planning documents recognised by an iwi authority and lodged with the Council:

- Te Aitanga a Mahaki Iwi Environmental Inventory, 2006; and
- Nga Ariki Kaiputahi Hapu/Iwi Management Plan.

B2 AIR QUALITY

The provisions of B2 are regional policy statement provisions.



Regional Policy Statement

Part B2 is operative.

B2.1 Issue – Industrial activities, car exhausts and the combined discharges of a community to the atmosphere can result in adverse effects on the community and wider environment

Explanation of Issue

Air is a collection of gases resulting from natural and human activities. Air pollutants are similarly caused.

Gisborne currently has good air quality which could be degraded by increased industrial and commercial activities. Some current activities cause unacceptable air pollution such as spray drift, odour and smoke. Poor transport planning and poorly maintained vehicles can produce localised problems.

Natural air pollutants could be linked to the high level of asthma and allergenic reactions in the district.

Greenhouse gases such as carbon dioxide and methane are produced by landfills, vehicles and combustion processes. Ruminating animals also contribute. However as vegetation absorbs such gases the Gisborne district is probably a net sink rather than a source.

Ozone layer protection is of local as well as global concern with the district experiencing one of the highest number of sunshine hours in New Zealand. Ozone-depleting substances require careful control.

Data is lacking on air quality and sources of emission in the region.

B2.1.1 Objective

1. Air quality will be enhanced and maintained where necessary to protect human health, fauna, flora, and aesthetic values.

B2.1.2 Policies

1. To set and administer air quality standards for protection of the environment.
2. To promote the development of control technology which will minimise the adverse effects of air discharges on the environment.
3. To develop and promote practices which improve air quality and reduce adverse effects.
4. To discourage practices which have the potential to result in adverse effects on the air environment.
5. As a precautionary measure to promote reductions in greenhouse gas emissions by promoting alternative practices, increased energy efficiency, conservation, carbon sinks and an integrated national approach to guide regional and local responses.
6. In accordance with the Ozone Layer Protection Act 1990, to promote a reduction in ozone-depleting substances which may be released into the environment.
7. To provide for tangata whenua input to the processes of setting air quality standards and developing plans.
8. To recognise that the maintenance of high quality air and the discharge of contaminants to air are culturally and spiritually significant to tangata whenua.
9. To utilise, wherever possible and appropriate, national policies, standards and guidelines to manage air quality, except where these would lead to a reduction in existing air quality.
10. To limit open burning to circumstances where it is the best practicable option, and can be carried out without creating nuisance or other adverse effects.

B2.1.3 Methods

1. Prepare and administer a statutory regional plan containing rules and other methods for air quality management.
2. Develop codes of practice for specific air discharges where it will best meet the purpose of the RMA to do so to.
3. Recommend the best practicable option for discharges to air where it is impracticable to determine environmental effects and there are no relevant standards or guidelines.
4. Investigate, develop, actively publicise and promote methods for improving air quality.
5. Consider air quality issues in all land transport planning matters.
6. Carry out an inventory of air emissions in the region and update every five years.
7. Carry out monitoring of the air environment.
8. Use buffer zones to mitigate adverse effects from air pollutants with a potential to cause nuisance.

B2.1.4 Principal Reasons

- ***Objective 1:*** *The existing high air quality of the region must at least be maintained at a quality which protects human health, fauna, flora and aesthetic values. Where there is existing contamination causing deterioration of any of these values measures need to be taken to address this.*
- ***Policy 1:*** *New discharges must be controlled so that these values are protected.*
- ***Policy 2****: The use of technological solutions to air emission problems is supported.*
- ***Method 4:*** *In some instances certain practices may give rise to air contamination which is difficult to clearly identify and adverse effects difficult, if not impossible, to prove.*
- ***Policy 3:*** *Efforts must be made to identify better options which result in lower levels of contamination and actively promote these and pursue any available practicable options which result in improved air quality.*
- ***Policy 4:*** *Pesticide spraying may also fit into this category in relation to compatibility with biogro/organic farming activities, although improved practices need to be promoted as well.*
- ***Policies 5-7:*** *There is a need for action at all levels to address the global issues of greenhouse gas emissions and ozone depleting substances. The Gisborne region should play its part by encouraging a correct balance of greenhouse gas production and uptake as well as correctly dealing with ozone depleting substances.*
- ***Policy 9:*** *Some nuisance problems can only be practically dealt with by separating the source from the more sensitive environment. This is particularly the case with odour. In these cases buffer zones can be used as a planning tool to prevent adverse effects.*
- ***Policy 10:*** *Before burning of vegetation or rubbish can be approved, this method of removal or disposal must be seen as being the best practicable option. If so it must be carried on in a nuisance-free manner which causes no adverse effects. Burning of some materials can release toxic fumes and result in more concentrated contaminants in the ash residue.*
- ***Method 8:*** *There is very little information on air quality in regions such as Gisborne. Base-line information will therefore be gathered to inform decision-making.*

B3 BUILT ENVIRONMENT, ENERGY and INFRASTRUCTURE

The provisions of B3 are regional policy statement provisions.



Regional Policy Statement

Part B3 is operative.

B3.1 Energy Management – Introduction

Under the RMA, energy is included in the definition of natural and physical resources. The Gisborne District Council consequently has a role to play in promoting the sustainable management of energy. The extent of this role is, however, limited by section 5(2)(a) of the Act which excludes minerals. The allocation of Crown-owned minerals is managed under other legislation.

The control of the taking, use, damming or diversion of water for the production of hydro-electric power, and control of the taking or use of geothermal energy is a regional function under refer section 30(1)(e) of the Act. Other than this function, energy is a resource that falls outside the direct control of any person or agency with functions and powers under the Act.

Energy management is closely linked with policies for air quality and transportation.

Globally and nationally, current patterns of energy use are unsustainable. For both economic and environmental reasons, there is a need to conserve finite fossil energy resources and to make the transition to more sustainable sources of energy.

Council considers that there is a need for more detailed policy guidance from central government in this area. However Council also recognises that it does have a responsibility to promote energy efficiency and the use of renewable energy resources.

B3.2 Issue – Inefficient Use of Energy

Explanation of Issue

Examples of inefficient use of energy can be found in all sectors of activity – industry, commerce, transport, primary production, urban form and in the individual home. In the past, opportunities and incentives for greater energy efficiency have received little attention. This is in despite of evidence that energy efficiency or conservation offers the best "source" of energy in terms of its potential to postpone or avoid the economic and environmental costs associated with the provision of new energy capacity.

Government agencies such as Energy Efficiency and Conservation Authority [EECA] have been established to promote energy efficiency.

B3.2.1 Objective

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.

B3.2.2 Policy

1. To encourage the efficient use of energy in relation to:
    - *urban form, subdivision patterns and lot alignment.*
    - *the design, location and operation of buildings and other structures.*
    - *transport modes and patterns.*
    - *the use of appropriate energy saving techniques in industrial, commercial and residential situation/s.*
    - *waste management, including the minimisation, recovery, reuse and recycling of solid wastes and other contaminants.*

B3.2.3 Methods

1. Take into account energy efficiency considerations when preparing plans, developing transport policies and assessing resource consents:
2. Conduct energy audits as part of a commitment to implementing a long term Energy Efficiency Action Programme for Council assets.
3. Support EECA in its efforts to ensure that appropriate information and advice is provided to all sectors of economic and domestic activity on the benefits of energy efficiency and the availability of energy efficiency equipment and products.
4. Encourage public and private sector organisations to undertake energy audits and to implement cost-effective measures to improve energy efficiency.
5. Mount publicity/public awareness campaigns as appropriate.

B3.2.4 Principal Reasons

- *Section 7(b) of the Act requires Council to have particular regard to the efficient use and development of natural and physical resources. In addition to conserving finite fossil fuel reserves, increased energy efficiency reduces both the financial and environmental costs associated with the generation, transportation, conversion and the end use of energy. Greater efficiency in energy use will also provide a longer period within which to achieve an orderly transition to renewable energy sources*
- ***Objective 1:** applies, in principle, to all activities and to all sources of energy and it is based on the premise that improved energy efficiency should be pursued before developing additional or new sources of supply.*
- ***Policy 1:** signals Council's intention to promote energy efficiency across a wide range of activities. It recognises that improvements in energy efficiency are desirable in a range of areas.*
- ***Method 1:** Council has a significant opportunity to encourage energy in its Tairāwhiti Plan through the control of land use and development. The resource consent process also provides an opportunity for Council to consider energy efficiency issues and/or to attach conditions to consents relating to energy efficiency.*
- ***Method 2:** The conduct of in-house energy audits and the preparation of an Energy Efficiency Action Programme is a practical way for the Council to exercise leadership in this area, with the likelihood of real savings to the ratepayer. The information generated by these audits would be made available to other organisations seeking to improve their energy efficiency.*
- ***Method 3:** Council wishes to work in partnership with EECA.*
- ***Method 4:** Energy audits are a well-established method of identifying opportunities to improve energy efficiency and to benefit financially from such improvements.*

B3.3 Issue – The high degree of dependency of the Gisborne region and its communities on finite, non-renewable sources of energy

Explanation of Issue

The Gisborne region, like other regions within New Zealand, is highly dependent on non-renewable fossil fuels for its energy needs. Fossil fuels (e.g. petroleum, gas, coal) are finite, expensive and there is a significant environmental cost associated with their use (see above). In contrast, electricity usage in the region relies to a large extent on a renewable energy source; hydroelectric power.

Solar, wind, biomass, crops and wood and hydro-electric power generation are the most promising sources of renewable energy for the future.

B3.3.1 Objective

1. To encourage the progressive development and use of cost-effective and sustainable sources of renewable energy within the Gisborne region.

B3.3.2 Policies

1. To support Government initiatives on renewable energy.
2. To support energy generation from the region's renewable energy assets where such development is shown to be cost-effective, technically viable, and the effects of the development environmentally acceptable.
3. To promote greater use of cost effective renewable energy sources in production processes and activities and in the provision of commercial and domestic energy services.

B3.3.3 Methods

1. Act as an advocate where there are environmental benefits to be gained from the use of renewable energy sources.
2. Ensure that there are no undue barriers to renewable energy developments in the Tairāwhiti Plan or elsewhere.
3. Promote, in conjunction with EECA, Ministry of Business, Innovation & Employment (MBIE), research institutions and energy sector representatives, the cost-effective use of renewable energy sources in the industrial, domestic and transport sectors.
4. Promote through the Land Transport Strategy and the District Land Transport Programme:
    - *Existing modes of sustainable (renewable) transport and associated infrastructure.*
    - *The progressive development and use of cost-effective transport modes that utilise renewable energy sources.*
5. Encourage Government to fund ongoing research into renewable energy technologies.

B3.3.4 Principal Reasons

- *Non-renewable fossil fuel energy sources currently comprise the major source of energy for transport and are a significant source of energy for direct and indirect inputs to agricultural, industrial and commercial activities.*
- *Section 7(g) of the RMA requires particular regard to be given to the finite characteristics of resources.*
- *The continuing use of non-renewable fuels is not sustainable. Economic, social and environmental costs are associated with the depletion of finite energy resources.*
- ***Objective 1:** seeks to sustain the potential for people to provide for their social and economic well-being by helping to prepare for the time when fossil fuels are in short supply.*
- ***Policy 1:** The achievement of a transition to more sustainable patterns of energy use is a national issue. Consequently, policy direction on energy and associated programmes for implementation are most sensibly initiated by central government and Council will support such programmes, subject to affordability*
- ***Policies 2-4:** These confirm Council's intention to do what it can to support Government's aim of encouraging the development of cost-effective sources of renewable energy.*
- ***Method 1:** Council justifies the adoption of an advocacy role for renewable energy on the grounds that a reduction in dependency on (finite) fossil fuels is in the best long term interests of the region.*
- ***Method 2:** Council will endeavour to identify and eliminate institutional, administrative and planning barriers to the development or uptake of renewable energy technology.*
- ***Method 3:** Signals Council's intention to work closely with other relevant agencies in the promotion of renewable energy options.*
- ***Method 4:** Council intends to use the Land Transport Strategy and the District Land Transport Programme to support transport modes that make more efficient use of fossil fuels (e.g. public transport) or which do not rely on the use of fossil fuels (e.g. cycling, walking).*
- ***Method 5:** Council considers it important that Government maintains a commitment to undertaking research into the development and application of renewable energy technologies and to the transfer of this information to user groups.*

B3.4 Transport and Infrastructure – Introduction

Efficient transport, communications and energy distribution networks and services for goods and people are important in the Gisborne district which is geographically large with a dispersed rural population. The urban centres including Gisborne city are also located remotely from the major North Island centres. The transportation of goods and livestock into, out of, and around the district is vital for the economic well-being of the district's population. A reasonable level of personal mobility is important to most of the district's population.

The RMA promotes sustainable management. The Act is not about promoting one set of economic instruments over another, but rather anticipates planning documents establishing an environment conducive to achieving desired (sustainable) ends. For this reason this section does not promote one set of transport or network infrastructure options over another, but rather recognises the value of an efficient transport and network infrastructure as a whole.

The cost of providing networks and services needs to be taken into account. This is especially important for remote areas which may require relatively expensive transport facilities for few users.

Transportation includes rail, air, road and sea based facilities and services, both public and private, and issues that are associated with them.

B3.5 Issue – The development of efficient, effective, safe transport and network utility systems can result in adverse effects on other components of the environment such as community health and natural character of the coastal environment

Explanation of Issue

There are several important environmental effects associated with transport – such as gravel extraction, earthworks, dust, roadside sprays and noise – as well as effects associated with network utilities. These effects must be addressed in conjunction with the provision of these activities in order to achieve the full meaning of sustainable management.

Potential effects of the railway include adverse effects of maintenance such as weed spraying and earthworks to clear slips or improve the track.

The existence and operation of the Port and any new facility which may be developed have the potential to cause the following adverse effects:

- *Degraded water quality.*
- *Loss of natural character;*
- *Loss or modification of marine habitats due to reclamation, dredging and dumping of dredgings.*
- *Landscape changes.*
- *Significant adverse effects are possible from roading. These include:*
    - *Soil erosion, sedimentation of waterways and damage to natural habitats from earthworks and excavations when constructing or maintaining roads.*
    - *Emissions from engines causing air pollution and contributing to greenhouse gases.*
    - *Wastes from stock trucks causing nuisance or danger to other road users and lowering water quality in the vicinity.*
    - *Noise, smell and vibration caused by heavy traffic passing through populated areas.*

Potential effects from network utilities include visual impacts and soil erosion and water sedimentation caused by construction and associated tracking.

B3.5.1 Objectives

1. 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.

2. 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

B3.5.2 Policies

1. To avoid, remedy or mitigate any adverse effects resulting from the construction and maintenance of transport facilities and network utilities.
2. 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.
3. To recognise and promote the environmental and economic advantages of efficient rail and sea.
4. To encourage efficient and sustainable transport and utility networks in the region.
5. To promote a pattern of urban growth that minimises the use of energy.
6. To be willing to consider new transport options – such as barging or new port facilities – which might reduce the region's dependence on roading.
7. To encourage efficient and sustainable port developments.
8. Provide, where possible, for the extraction of gravel from environmentally appropriate locations in order to enable the roads of the region to be maintained.

B3.5.3 Methods

1. Prepare a Regional Land Transport Strategy in accordance with the Land Transport Management Act to identify future needs and options for meeting them.
2. Include provisions in the Tairāwhiti Plan to provide for road, rail and port activities and network utilities while avoiding remedying or mitigating resulting adverse effects.
3. Include district provisions in the Tairāwhiti Plan to protect the operational environment for transport services and network utilities by techniques such as roading hierarchies, buffer areas, heavy traffic routes, separation of incompatible activities.
4. Include district plan provisions in the Tairāwhiti Plan to address the resource management issues of industrial minerals such as rock, gravels and sand.
5. Provisions in the Regional Waste Management Plan to control the effects of effluent discharges from stock trucks.
6. Advocate with the owners for the continuance of the rail link where this is in the economic interests of the inhabitants of the Gisborne district.
7. Encourage major industrial activities to locate alongside railways wherever possible.

B3.5.4 Principal Reasons

- *The economy requires a safe and efficient transport and network utility infrastructure. This includes adequate roads, rail and air services, telecommunication and energy distribution.*
- ***Objective 1, Policy 2, Methods 2 and 4:*** *Access to transport services is essential. These systems can have adverse effects on the environment – in particular discharges to water, soil and air and noise. Construction, maintenance and use of ports, roads, railways airports and network utilities can result in soil erosion, sedimentation of waters, loss of habitats and scenic qualities.*
- ***Policy 2 and Method 3:*** *The operations of facilities can be affected by incompatible adjacent land use. While transport and utilities cannot expect total freedom to adversely affect adjacent land, some grouping of related and separation of incompatible activities can be mutually beneficial.*
- ***Method 1:*** *A Regional Land Transport Strategy is a statutory requirement. It enables the land transport needs to be identified and provided for in a way which must be consistent with the RMA.*

- ***Methods 2-4:*** *The Tairāwhiti Plan is the statutory means under which transport and network utilities can be managed to enable them to operate and develop in a sustainable way. Travel by road is the only transport options within most of the district and it is therefore critical that adequate road infrastructure be developed and maintained in order to facilitate the economic and social well-being of the district.*
- ***Policy 3 and Method 5:*** *The continued operation of a rail link in the district is desirable as it gives greater transport option and maintains the rail infrastructure so that it is available in the future. Rail transport has advantages over road as it reduces fuel use, exhaust emissions, road construction and maintenance.*

  Port services are an important transport link for the import and export of bulk goods into and out of the district. Efficient port services enhance the economic viability of producing bulk export products locally, and therefore add to the economic well-being of the district generally. Sea transport has advantages over road as it reduces fuel use, exhaust emissions and road construction and maintenance.
- ***Policies 2-3:*** *Port facilities can have major impacts on the natural and physical environment. The coastal and district provisions in the Tairāwhiti Plan are the statutory documents where such impacts are required to be addressed.*
- ***Policy 7:*** *Port services are an important transport link for the import and export of bulk goods into and out of the district. Efficient port services enhance the economic viability of producing bulk export products locally, and therefore add to the economic well-being of the district generally. Sea transport has advantages over road as it reduces fuel use, exhaust emissions and road construction and maintenance. Port facilities can have major impacts on the natural and physical environment. Sustainable port development and operation is therefore encouraged. Maintenance of roads within the region is dependent in part upon the availability of adequate supplies of suitable quality gravel.*

B3.6 Urban Form and Development: Introduction

Tairāwhiti has seen a significant increase in population since 2017 and this is forecast to continue until at least 2031. Unless managed well, urban growth and development may negatively affect highly productive land and rural amenity, treasured natural assets, infrastructure, and community well-being. The growth of industry in rural areas must also be managed appropriately.

Our natural features and landscapes, natural character and historic heritage are some of our most important assets. They are a source of cultural and social identity, providing a unique 'sense of place' and a source of intrinsic public value. They can also provide tangible economic benefits and contribute to the attractiveness of this region as a place to live and visit.

Issue - To achieve good environmental, economic, social and cultural outcomes, the location and form of urban development is required to be well planned and managed.

Explanation of Issue

Poorly planned and managed urban growth and development can adversely affect our productive land, natural assets, infrastructure, and well-being.

Population growth in Tairāwhiti, particularly in the Gisborne urban area, increases demand for housing, employment, business, infrastructure, energy, and social services. Unplanned growth of industry in rural areas can lead to unsustainable land use, and adversely impacting the natural environment, indigenous biodiversity and landscapes and reducing economic potential.

We must plan for, and provide, urban development in a way that:

- recognises and provides for tangata whenua to develop their whenua
- enable Māori-led developments on whenua Māori that will deliver the aspirations and needs of tangata whenua
- meets the needs of our different communities now and in the future
- enhances the quality of life for individuals
- recognises the identity of our rural areas and townships
- maintains and enhances connectivity
- maintains and enhances our natural features and landscapes, natural character, and historic heritage
- encourages a low emissions society
- reduces and better utilises waste streams.

B3.6.1 Objectives

1. Growth and development encourages and where possible, facilitates the delivery of houses of a size and form, including adaptively reusing the existing housing stock or buildings, that meet the diverse requirements of the people of Tairāwhiti.
2. Gisborne city has a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural well-being, and for their health and safety, now and in the future.
3. Communities are resilient to current and future risks from natural hazards.
4. Urban growth and development are integrated with existing or planned infrastructure, and cultural values, natural resources and waahi tapu, and contributes to a compact urban form.
5. The use and development of urban areas accommodates marae and papakāinga, diverse housing needs, and the cultural customs of Ngāi Tāmanuhiri, Rongowhakaata, Te Aitanga a Mahaki, Te Whānau a Kai, Ngā Ariki Kaipūtahi, Te Aitanga a Hauiti and Ngāti Porou as tangata whenua as well as the general population of Te Tairāwhiti.
6. The urban environment of Gisborne city and the rural settlements have a sustainable land supply. A sustainable land supply will be achieved when there is;
    a. sufficient plan enabled land to meet the projected housing and business demand, plus a margin to encourage a competitive housing market:
    b. the Plan enables a variety of homes and business opportunities; and
    c. the plan enabled land meets that demand in the short, medium, and long-term.
7. Urban and rural settlements are developed to encourage public transport, and other healthy travel options such as walking and cycling, by offering connected public and open spaces and inclusive access.

B3.6.2 Policies

1. The projected growth in housing and business demand will be accommodated by enabling more people to live in, and more business and community services to be located in:

- areas of the city that are in or near the city centre;
- other areas of high employment opportunities; or
- areas with high levels of accessibility in relation to;
    - public transport and cycle opportunities;
    - goods and services,
    - employment;
    - community and commercial services.

2. The land use and development provisions require urban development to exhibit best practice urban design principles and enable a range of housing typologies, including multi-generational living reinforced by cultural histories and narratives of the area.
3. The land use and development provisions provide for localised cultural customs and practices of Ngāi Tāmanuhiri, Rongowhakaata, Te Aitanga a Mahaki, Te Whānau a Kai, Ngā Ariki Kaipūtahi, Te Aitanga a Hauiti and Ngāti Porou according to their respective tribal areas as the tangata whenua of Te Tairāwhiti and in relation to papakāinga and marae development.
4. Urban intensification and new development is located in areas that are not subject to current or future significant natural hazard risk.
5. Subdivision, use and development provisions enable development in a strategic and coordinated way that is consistent with Tairāwhiti's Future Development Strategy, and is located and designed to:
    - integrate urban expansion with existing urban areas and rural environments,
    - integrates land use planning with existing and planned infrastructure,
    - provides sufficient capacity to meet projected housing and business land needs for the region

B3.6.3 Methods

1. Use the provisions, including land use rules, of the TRMP to:
    - promote sustainable urban growth and development; and
    - recognise mana whenua customs, histories, narratives and modern day practices ;
    - reflect the outcomes of any master plan that has been prepared for an area; and
    - enable change required to fulfil the aspirations and goals of the communities.

2. Prepare Development Master Plans for the City Centre, Kaiti, Elgin, and Awapuni, that:
    - provide an overarching framework for the appropriate form and densities of future urban growth and development, within the Masterplan areas;
    - identifies an appropriate form and density of development within each Materplan area that integrates with existing and planned infrastructure; and
    - Ensures that culturally and environmentally significant features are protected.

3. Prepare an Urban Residential design guidance to support urban form and development objectives and policies, and the rules in the Land Use part of the TRMP, to guide detailed aspects of future urban form.
4. Explore economic incentives through the Long-Term Plan that promote urban development in the form enabled, such as the provision of public infrastructure in Gisborne city centre, and financial incentives to encourage the desired urban form.
5. Connect residential, commercial, education and other services by the provision efficiently and effectively transport options, and maintaining a compact urban form.
6. Prepare and keep up to date a Future Development Strategy for the region, that assesses short, medium, and long-term housing, business and infrastructure requirements, and identify methods to provide for those requirements.
7. Prepare a Future Development Strategy Implementation Plan with a clear framework for monitoring progress of the actions.
8. Ensure that the development and review of Council's Infrastructure Strategy, is fully integrated with, and aligns with Urban growth and development planning.
9. Enable direct and indirect incentives to revitalise abandoned urban spaces, particularly in the Central City, and extend development to vacant urban spaces, both horizontal and vertical.

B3.6.4 Principal Reasons

- ***Objective 1, 2 and 4, and Policy 1, 2 and 4:*** *Give effect to The National Policy Statement for Urban Developement and implement the Tairāwhiti Future Develeopment Strategy 2024*

B4 COASTAL ENVIRONMENT

The provisions of B4 are regional policy statement provisions.



Regional Policy Statement

Part B4 is operative.

B4.1 Coastal Management – Introduction

The Gisborne district has approximately 270 km of coastline. This excludes those parts of the coastal marine area which are the tidal portions of rivers. The nature of the coastline is largely influenced by the geological history of the area, its climate, the vegetation in the catchments and to some extent changes brought about by human occupation. Section C3 of the Tairāwhiti Plan describes the nature of Gisborne's coastal environment in more detail.

Note: The coastal environment includes the area below mean high water springs (the coastal marine area out to the 12 mile limit), and also areas inland of that line but closely related to the coast such as foreshore above mean high water springs, dunes, beaches, areas of coastal vegetation and coastal associated animals, areas subject to coastal erosion or flooding, salt marshes, sea cliffs and coastal wetlands.

Approximately 69% of the district's population live in the Gisborne urban area which means the majority of the coastline is relatively free from the usual urbanised population pressures.

The coastal environment is a significant characteristic of the East Coast. There is a high demand by people and communities to carry out activities in the coastal environment to provide for their economic and social needs. The coastal environment is especially important for recreational activities and for coastal shipping. The coastal environment is also utilised for some activities such as temporary military training because of the nature of the coastal environment and requirements for coastal locations.

B4.2 Issue – The effects of some activities straddle the administrative boundaries established under the Resource Management Act 1991

Explanation of Issue

Integration between Land and Water

Council needs to ensure integration across mean high water springs as this is the administrative boundary between the management of land and the coastal marine area.

Many land based activities may cause effects on the coastal environment. Also activities in the coastal marine area can create a need for landward components. Other activities such as those undertaken for defence purposes may also require utilisation of areas in the seaward and landward portion of the coastal environment.

Integration between Resources

The coastal environment consists of inter-related systems where it is not appropriate or possible to treat resources separately. With the coast most natural resources are mobile – the medium itself and most of the organisms are continuously moving. The types of movement, current, tides and waves etc., make data collection and management difficult.

Integration between Authorities

The Minister of Conservation determines the national priorities for the management of the coastal environment giving the overall policy framework for regional councils in the NZCPS. Other authorities have responsibilities in the coastal environment that Council will need to liaise with to ensure effective integration. Refer to section A4.3 of the Plan for more details on cross-boundary issues.

Special Relationship with tangata whenua

The Act requires recognition to be given to tangata whenua and their special spiritual, cultural and customary relationship with the coastal environment. The NZCPS recognises tangata whenua are the kaitiaki of the coastal environment. This reinforces the special relationship of the tangata whenua with the coast of the Gisborne district.

The Tairāwhiti Plan must identify matters of resource management of significance to iwi authorities to ensure they are considered as required by the Act, in particular Part 2 of the Act.

Tangata whenua have identified the following matters as being of particular significance to them:

1. Lack of opportunity for appropriate iwi/hapu/Māori participation and influence in the decision-making process over areas and resources which have been identified as significant to iwi/hapu/whanau and Māori (through Iwi Management Plans, Taiapure applications, Mahinga Maataitai reserve declarations, Māori reserves.
2. Degradation of water due to discharge of human, industrial, farm and horticultural waters; any effects on physical and spiritual resources of Māori, such as taiapure, kaimoana, waahi tapu.

Water provides Māori with food and spiritual resources. These resources are directly impacted on when subject to various degrees of pollution especially with regard to the mauri of those resources. Any impact on coastal waters seriously restricts Māori use of them, e.g polluted food cannot be used for hui with respect to manaaki ki nga manuhiri, forcing tangata whenua to purchase food. Any spiritual impact on the mauri of the water has an impact on waahi tapu. Those consulted want the degradation of tribal waters to be stopped.

B4.2.1 Objective

1. Management of the coastal environment that is integrated across the boundaries of the coastal marine and inland areas and between agencies, organisations and the tangata whenua.

B4.2.2 Policies

1. Part C3 of the Tairāwhiti Plan shall contain objectives and policies for the whole of the Coastal Environment and ensure their implementation through other regional and district provisions where appropriate.
2. To consult closely with Māori when developing and implementing plans affecting the coast, and when considering resource consents which raise issues of concern to Māori who are recognised as kaitiaki of the area.
3. To ensure close liaison and a good working relationship between Council and other authorities concerned with the management of the coastal environment.
4. To recognise and maintain, in as natural a condition as possible, the dynamic, complex and inter-dependent nature of natural and physical resources in the coastal environment.

B4.2.3 Methods

1. Prepare regional coastal and district provisions in the Tairāwhiti Plan to ensure the balance of the coastal environment.
2. Develop a strategy for consultation with Māori on resource consent applications that is effective, cost-efficient and avoids unreasonable costs and delay for minor applications.
3. Monitor the proposals of other agencies with coastal management responsibilities, and advocate for consistency of purpose with them, where possible.

B4.2.4 Principal Reasons

- ***Objective 1:*** *Integrated management is fundamental to achieving the purpose of the Act. Integration is necessary between agencies and people and across administrative boundaries to ensure consistent decision-making within the whole coastal environment.*

- *Preparing a Tairāwhiti Plan enables all Council's policies in regard to the coastal environment to be in one document. This will enable greater integration between the coastal marine area and the 'dry' part of the coastal environment.*
- *Effective consultation with tangata whenua is a statutory requirement.*
- *Council is not obliged to participate in the processes of other organisations but, unless it does, inconsistency of purpose may result.*

B4.3 Issue – The effects of some activities may damage or destroy the natural character of the coastal environment

Explanation of Issue

The community rely on the coastal environment's natural character for many values and uses – be it for spiritual, cultural or recreational values, or the harvesting of primary produce. Protecting the terrestrial and marine ecological and landform values is very important to the overall well-being of the region.

B4.3.1 Objectives

1. The preservation of the natural character of the coastal environment – including by protecting outstanding natural features and landscapes, areas of significant indigenous vegetation and habitats of significant indigenous fauna in the coastal environment.
2. Rehabilitate degraded landscapes and ecosystems within the coastal environment.
3. Coastal water quality that is maintained or enhanced.
4. Amenity values of the coastal environment arising from the preservation of natural character – including the quality of open space – are maintained and enhanced.

B4.3.2 Policies

1. To identify, in consultation with the public, DOC and interested organisations, the features which together provide the natural character of the coastal environment of the Gisborne district including outstanding natural features and landscapes and areas of significant indigenous vegetation and significant habitats of indigenous fauna and protect those features from activities the effects of which may degrade them.

   Assessment criteria that may be used to identify features, landscapes, areas, habitats and sites of heritage and cultural importance which may be of local, regional, national or international significance could include:

   a) Areas that have been especially set aside under statute (this includes covenants) for preservation or protection purposes.
   b) Areas recommended for protection under the Protected Natural Areas Programme or in reports to the Forest Heritage Fund and the Nga Whenua Rahui Committee.
   c) Landscapes and landforms that have been identified as regionally, nationally or internationally significant.
   d) Visually or scientifically significant geological features, including those identified in the New Zealand Geo-preservation Inventory compiled by the Joint Earth Sciences Working Group.
   e) Characteristics of special spiritual, historical or cultural significance to Māori identified in accordance with tikanga Māori e.g., taonga raranga and waahi taonga mahi a ringa.
   f) Areas where the adverse effects of any activity should be avoided or remedied because they are areas and habitats important to the continued survival of any indigenous species.
   g) Areas containing nationally or regionally vulnerable species or nationally or regionally outstanding examples of indigenous community types.
   h) Outstanding or rare indigenous community types within an ecological region or district.
   i) Habitat important to regionally endangered, rare or threatened species and ecological corridors connecting such areas.
   j) Areas important to migratory species and to vulnerable stages of common indigenous species.

2. To develop, and to facilitate the development of statutory and non-statutory resource management plans which give effect to kaitiakitanga and tino rangatiratanga.
3. To recognise and protect sites and taonga of value for Māori.
4. To allow subdivision, use or development in the coastal environment, particularly in areas already degraded, which:
    a) Preserves natural character; and
    b) Avoids, remedies or mitigates adverse effects.
5. To promote the rehabilitation of degraded landscapes and ecosystems, using indigenous species of local genetic stock by preference, within the coastal environment.
6. To ensure that appropriate subdivision, use and development occurs only where:
    a) Adequate services such as the disposal of wastes can be provided for.
    b) The adverse effects of those services can – as far as practicable – be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying them, to the extent practicable.
    c) Financial contributions are sought, where appropriate, to offset unavoidable environmental damage in the coastal environment or protect or rehabilitate the coastal environment.

B4.3.3 Methods

1. To develop provisions in the Tairāwhiti Plan, in consultation with DOC, Māori, and other interested parties, which preserve natural character by protecting outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna. The identification of such features and areas using the assessment criteria, but without limiting other criteria, listed in Policy 4.3.2(1) and the compilation of assessment criteria for resource consents are two provisions that will be developed. To develop and to facilitate the development of statutory and non-statutory resource management plans which give effect to kaitiakitanga and tino rangatiratanga.
2. To provide information in the Tairāwhiti Plan about significant sites and areas along with any obligation concerning their protection.
3. Promote methods of preservation of natural character beyond the scope of the RMA e.g.
    - Provide incentives by way of rates relief, fee reductions and project co-operation for activities which would help to rehabilitate or enhance the region's natural character
    - QE 2 National Trust Covenants
    - Conservation Covenants under Reserves Act 1977
    - Wildlife Refuges under the Wildlife Act 1963
    - Marine Reserves under the Marine Reserves Act 1971
    - Forest Heritage Fund
    - Nga Whenua Rahui.
4. Identify areas of outstanding natural features and landscapes, significant indigenous flora and habitats of significant indigenous fauna, together with areas of significant conservation value identified by DOC, and adopt methods in the Tairāwhiti Plan to provide for the protection of these.

    Note: Schedule G1 includes Areas of Significant Conservation Value identified by DOC and received by the Gisborne District Council on the 29th of September 1994.
5. Include policies and methods, including rules, in Tairāwhiti Plan that seek to restore and rehabilitate the natural character of the coastal environment where appropriate.

B4.3.4 Principal Reasons

- *Objectives: Protection of the natural character is a statutory requirement.*
- *Objectives: Opportunities for enhancements will arise from time to time and should be taken.*

- *Objectives: Water Quality is an essential part of natural character and contributes to public use and enjoyment.*
- *Policies: In order to preserve the coast's natural character, the elements which make up that character must be identified.*
- *Policies: Assessment criteria for determining areas of value need to be established in the Tairāwhiti Plan in order to establish appropriate levels and means of protection for those values and areas.*
- *Policies: Tangata whenua enjoy a special relationship with the coast and have a long tradition of using and occupying it.*
- *Policies: Some activities have the potential to adversely affect or destroy natural character. Such effects need to be avoided or mitigated or consideration given to preventing their establishment in the coastal environment.*
- *Policies: Some past activities have already degraded areas of natural character and, in such areas, Council should promote rehabilitation and restoration, in order to be consistent with the NZCPS.*
- *Methods: Natural character will be preserved by protecting areas and sites of outstanding or significant natural values. Opportunities should be taken wherever possible to promote the use of kaitiakitanga and tino rangitiratanga in resource management.*
- *Methods: Adopting principles for this in formal plans will make these concepts more explicit and useable.*
- *Methods: Information about natural character will promote understanding and sympathetic development.*
- *Methods: The approaches listed outside the RMA can be effective in preserving natural character but rely on the co-operation of other agencies in most cases.*

B4.4 Issue – Activities in the coastal environment can inhibit natural processes and degrade the ability of natural features and resources to sustain life

Explanation of Issue

Activities such as discharges into the sea and coastal subdivision can threaten the integrity of natural systems and resources. Discharges may introduce toxins into the marine environment that disrupt food chains. Inappropriate subdivision can accelerate erosion by removing sand dunes and other natural features which would otherwise provide a natural buffer. In most cases, vegetation and habitat is altered or destroyed. The resilience of the environment is weakened and its capacity to sustain life is greatly diminished if inappropriate activities are permitted.

B4.4.1 Objectives

1. Protection of outstanding natural features, areas of significant indigenous vegetation and significant habitats of indigenous fauna in the coastal environment.
2. The protection of the integrity, functioning, resilience and quality of natural coastal processes, natural physical resources and biological communities in the coastal environment.
3. Restoration and rehabilitation of areas of the coastal environment where the integrity, functioning, resilience and quality of natural coastal processes, natural physical resources and biological communities has been degraded and appropriate remedial action can be taken.

B4.4.2 Policies

1. To avoid, remedy or mitigate the effects of activities which have an adverse effect on biological diversity and ecosystem integrity.
2. To encourage activities which could rehabilitate or enhance degraded ecosystems, coastal processes and natural physical resources – including water.

3. To encourage subdivision, use and development which takes into account the integrity and resilience of natural processes and recognises that natural features provide buffers against natural processes that might damage an activity.

B4.4.3 Methods

1. Identify areas of outstanding natural features, significant indigenous flora and habitats of significant indigenous fauna and, together with areas of significant conservation value identified by DOC, and adopt methods in the Tairāwhiti Plan to provide for the protection of these.

   Note: Schedule G1 includes Areas of Significant Conservation Value identified by the DOC and received by Gisborne District Council on the 29 September 1994.

2. Adopt methods in the Tairāwhiti Plan to ensure that water quality is maintained or enhanced, where appropriate.

3. Adopt methods in the Tairāwhiti Plan to limit sedimentation of coastal waters caused by soil erosion. (Refer Issue B8.1)

B4.4.4 Principal Reasons

- *The objectives and policies are statutory requirements.*
- *Methods: The Tairāwhiti Plan is an appropriate document in which to record sites of significant value and adopt specific methods for protection.*
- *Methods: High water quality is essential to the health and vigour of indigenous marine ecosystems.*
- *Methods: Marine and coastal ecosystems are adversely affected by smothering with sediment and degraded water caused by soil erosion.*

B4.5 Issue – Maintenance and enhancement of public access to and along the coastal marine area

This issue is fully discussed in section B9.2 of the Plan. The provisions there are applicable to the coastal environment and are not repeated here.

B4.6 Issue – Avoiding or mitigating effects of natural hazards on human structures or values

This issue is fully discussed in B5.1 of the Plan. The provisions there are equally applicable in the coastal environment and are not repeated here.

B4.7 Issue – Unsatisfactory water quality in coastal water

Explanation of Issue

Coastal water quality is a matter of concern to many of the district's residents. Water bodies identified as having impaired water quality include:

- many of the district's coastal waters, as a result of high sediment load; and
- the near shore waters of Poverty Bay, as a result of treated sewage and freezing works effluent, stormwater run-off from Gisborne city and sediment from the Waipaoa River.

Poor coastal water quality may reduce the uses that can be made of water and may adversely affect the life-support capacity and productivity of aquatic ecosystems.

High sediment loads in rivers are directly linked to the issue of accelerated erosion. Excess sediment entering coastal waters from rivers may smother marine life and mahinga maataitai (traditional food gathering areas) and adversely affect the life support capacity and productivity of aquatic ecosystems.

B4.7.1 Objectives

1. Improvement of the water quality in the rivers and streams draining Gisborne city and the near shore waters of Poverty Bay, where appropriate.
2. Recognition of the mauri of coastal waters and restoration of mauri of degraded coastal waters.

B4.7.2 Policies

1. To develop and implement a range of land management measures that improve the coastal water quality by reducing sediment entering coastal environments.
2. To promote the beneficial outcomes of more sensitive management of coastal riparian margins and, where appropriate, to protect or enhance coastal riparian vegetation.
3. To reduce contaminant levels in urban stormwater discharges.
4. To establish, maintain and, where appropriate, enhance water quality standards for the coastal environment of Poverty Bay.
5. To improve the standard of treatment of Gisborne city sewage.
6. To take into account cultural and spiritual values, and the mauri of water, when defining minimum water quality standards, considering waste treatment options, and processing applications for water and discharge permits.
7. To implement a risk-based management regime for the region's coastal waters which recognises that receiving waters have varying degrees of sensitivity
8. To provide for the maintenance and future development of essential public services such as network utility operations, where these activities meet section 5(2)(a)(b)&(c) of the RMA.

B4.7.3 Methods

1. **Policy 1**: Implement the land management methods outlined in B8.1 of the Plan.
2. **Policy 2:** Implement the methods aimed at riparian strip management outlined in B9.1 of the Plan.
3. Complete a programme of progressively upgrading city sewage and stormwater systems.
4. **Policy 3:** Initiate an education programme to provide awareness of the potential adverse effects of the disposal of contaminants into stormwater drains, promote alternative means of disposing of liquid wastes.
5. **Policy 3:** Investigate the use of retention lagoons and/or artificial wetlands to promote the "clean-up" of stormwater discharges.
6. Periodically review the efficacy of the coastal water quality standards for Poverty Bay, and of establishing water quality classifications for other coastal waters in the region, as a basis for maintaining or restoring water quality at/to a standard suitable for desired uses.
7. **Policy 7:** Expand the programme of monitoring coastal water quality in the region (including shellfish monitoring in Poverty Bay), to implement a three tier monitoring strategy.
8. **Policy 5:** Complete an investigation of options for improving the standard of treatment of Gisborne city's sewage, including land based disposal, by 1995, and thereafter implementation of the best option.
9. **Policy 5:** Implement trade-waste by-laws by 1995.
10. **Policy 6:** Consult with Māori to ascertain the nature of the cultural and spiritual values that they hold in relation to specific coastal water bodies and formalise an ongoing consultation process.
11. Review all existing permits to discharge a contaminant into water in the coastal environment and review the conditions of the permit if any discharge does not comply with any standards established in the Plan.

B4.7.4 Principal Reasons

- *The objectives address the water quality issues of immediate concern to the people of the district.*
- ***Objective 2:** relates to the Council's responsibility to recognise and provide for the relationship of Māori and their culture with water and other taonga [s6(e)]. The mauri (or life force) is a spiritual value of water. All water has varying degrees of mauri, determined by the natural quality of the water and/or historical events or legends associated with the location. This value can be lowered by inappropriate use or contamination, pollution by human waste being the most offensive of all forms of contamination.*
- ***Policy 1-2:** The reasons for policy 1 and 2 are explained in Part B8.1 and B9.1 of the Plan. Council recognises the role that forestry can play in improving coastal water quality.*
- ***Policy 3:** Is aimed primarily at addressing the problem of people illegally disposing of contaminants to stormwater drains. It also covers the option of constructing stormwater retention ponds and/or artificial wetlands to provide treatment of urban stormwater prior to discharge.*
- ***Policy 4:** Recognises the desirability of managing water quality in Poverty Bay using the water classification provisions of the RMA. Policy 4 also recognises that the NZCPS requires that the regional policy statement provisions should address water quality enhancement. This is provided for in Policy 4 in so far as Gisborne District Council is able to enhance water quality in Poverty Bay, for example by improving city sewage treatment practices (Policy 5), recognising that there is very little that can be done about the major river systems that contribute to the Bay's poor water quality.*
- ***Policy 5:** Recognises the localised physical and ecological effects that the Gisborne city sewage discharge has on coastal water quality, and the effect that sewage discharge has on the cultural values of Poverty Bay waters.*
- ***Policy 6:** Reflects Council's statutory obligation towards Māori.*
- ***Policy 7:** will ensure that:*
  - *Coastal water quality is managed in accordance with current water classification standards (where applicable), and national and international guidelines.*
  - *Members of the community are confident that the Council takes its environmental role seriously.*
  - *Coastal water quality is maintained and enhanced.*
  - *Council has a framework and direction within the life of its RMA Plans and beyond.*
  - *The community gains a greater degree of understanding on water quality issues and the risks associated with coastal waters.*
- *The methods outlined above are considered to represent practical steps that the Council can take to achieve the objectives and implement the foregoing policies.*

B4.8 Issue – Point source discharges have a potential to adversely affect the quality of water in the receiving environment but can frequently be controlled

Explanation of Issue

Gisborne District Council has a statutory responsibility to control the discharge of contaminants into coastal waters. Contaminants include any substance which – when discharged into water – changes, or is likely to change, the physical, chemical or biological condition of the water.

Point-source discharges of contaminants emanate from a single (usually controllable) source. Examples include industrial discharges, sewage discharges, stormwater discharges, landfill leachates, dairy and piggery effluents, septic tanks and spills of toxic or hazardous substances.

B4.8.1 Objective

To avoid, mitigate or remedy the adverse effects of point-source discharges on receiving waters.

B4.8.2 Policies

Protection of Existing or Potential Future Uses

1. To endeavour to ensure that the effects of any contaminants contained in point-source discharges are such that they:
    a) do not unduly impact on the receiving environment; and
    b) do not reduce, after reasonable mixing, the quality of the receiving water below any standards established in any plan for that water.

Matters to be taken into account when Assessing Discharge Proposals

2. When considering proposals or applications to discharge contaminants directly to water, matters to be taken into account include:
    a) the total contaminant load of the effluent [composition/flow rate];
    b) the assimilative capacity [including available dilution and dispersal] of the water body and existing water quality;
    c) the need to safeguard the life-support capacity of the water body;
    d) actual or potential uses of the water body and the degree to which the needs of other water users are or may be compromised;
    e) scenic, aesthetic, amenity and recreational values including fisheries values and the habitat of trout and indigenous fish;
    f) allowance for a reasonable mixing zone;
    g) the potential for bio-accumulative or synergistic effects;
    h) the actual or potential risk to human and animal health from the discharge;
    i) measures to reduce the quantity of contaminants to be discharged;
    j) the cultural and spiritual values of tangata whenua, and
    k) the use of the best practicable option for the treatment and disposal of contaminants, which in the case of human sewage wastewater, may include the use of land disposal or wetland treatment.

Minimising the risk of contaminating coastal water bodies as a result of spills of toxic or hazardous substances

1. To ensure that contingency plans and other measures to reduce the risk and possible effects of any spill event are adopted at all sites where potential contaminants are gathered for storage or disposal.
2. To identify areas where urban stormwater is having unacceptable effects on natural water, and to develop the management systems necessary to overcome these problems.

B4.8.3 Methods

1. Require resource consents for all point-source discharges to coastal water not allowed for in the Tairāwhiti Plan. Conditions will be attached to resource consents, as appropriate.
2. Encourage processing practices to divert resources and enhance the quality of discharges, particularly in the horticultural processing sector, and encourage on-site treatment of effluent by industrial users prior to discharge.
3. Require applicants for significant discharges to undertake a comprehensive assessment of effects, taking into account the matters set out in Policy 2.
4. Require all applicants for a discharge permit to demonstrate that the quantity of contaminants has been minimised by the proposed treatment method.
5. Develop (in association with industry and professional groups and in consultation with affected parties) guidelines and standards, where necessary, for the following activities.
    - *stormwater run-off and spills.*
    - *subdivision and mass earthworks.*
    - *on-site sewage treatment and disposal.*

- *installation of underground storage tanks.*
- *farm waste disposal.*
- *mining and aggregate extraction.*

6. Include objectives, policies and methods in the Tairāwhiti Plan to avoid, mitigate or remedy the adverse effects of point-source discharges of contaminants into the coastal marine area.
7. Include objectives, policies and methods in the Tairāwhiti Plan to avoid, mitigate or remedy the adverse effects of point-source discharges of contaminants into waters.
8. Provide information and advice to the public, industry and land users on the requirement for, and proper handling of, waste discharges.
9. Encourage all stockyard, and stock truck depots and associated rural industries to install and maintain appropriate on-site treatment and disposal systems for agricultural wastes.
10. Promote the development and use of clean production technologies for industrial and agricultural activities.
11. Require the owners of all major facilities for storing potentially hazardous substances [contaminants] to prepare and adopt a contingency response plan to recognised standards, approved by the Council, for dealing with unauthorised discharges and spills.
12. Identify areas where there is a significant risk of spills and formulate general response plans for the area.
13. Prepare a regional oil spill contingency plan.
14. Maintain and deploy, as required, spill response equipment.
15. Investigate the causes and consequences of unauthorised discharges and fully utilise the enforcement provision of the Act, where appropriate.
16. Maintain an unauthorised incident register and publicly record the occurrence of unauthorised discharge events.

B4.8.4 Principal Reasons

- *The objective reflects a statutory responsibility.*
- ***Policy 1:*** *is based on the premise that it is reasonable to adopt the position that, after reasonable mixing, the effects of any discharge should not render a water body unsuitable for other uses of the receiving water. The classification of water (i.e. establishment of quality standards) is the principal means by which the community formalises its desired use(s) of a water body. A discharge should not, after reasonable mixing, lower the quality of the water below any classification or standards set for it in a plan.*
- *Effluent disposal is a legitimate use of water under the Act, subject to safeguarding the life-support capacity of the receiving waters and to meeting the requirements of established standards. Discharges should not result in a significant adverse effect on aquatic life, after reasonable mixing.*
- ***Policy 2:*** *Sets out matters deemed to be relevant to the consideration of discharge proposals, consistent with the requirements and provisions of the Act. The policy does not prevent other matters being considered. In addition, any discharge consent must, after reasonable mixing, comply with criteria established by the Act [section 107(1)]. These criteria establish a set of statutory minimum water quality standards that apply irrespective of whether a discharge is permitted as of right or controlled in some way.*
- ***Policy 3:*** *Places the onus on persons responsible for storing potential contaminants to take all necessary steps to reduce the risk of a spill, prepare contingency plans for the eventuality of a spill, and to ensure that any spills are contained and prevented from entering coastal waters.*
- *Contaminant minimisation reduces the potential for adverse effects and results in lesser use of assimilative capacity. The adoption of the best practicable option (BPO) is not a mandatory requirement and other alternatives will be considered. However, applicants will be encouraged to adopt the BPO.*

- ***Method 5:*** *In some cases non-statutory guidelines and standards, coupled with monitoring, enable a sufficient level of control to be established over activities. Guidelines are useful as an educational tool and where ongoing maintenance of systems (e.g. on-site sewage systems) is required.*
- ***Method 6:*** *Preparation of the mandatory regional coastal plan provisions provides an opportunity to bring down more detailed provisions for controlling discharges into the coastal marine area.*
- ***Method 7:*** *If an adequate level of control is not achieved, it may be necessary in the future to incorporate the guidelines and associated standards as rules in regional plans.*
- ***Method 6:*** *Preparation of the mandatory regional coastal plan provisions provides an opportunity to bring down more detailed provisions for controlling discharges into the coastal marine area.*
- ***Methods 8-10:*** *The provision of information and advice is seen as essential if Council is to receive the full co-operation and assistance of the public and dischargers in its efforts to maintain and improve water quality within the district.*
- ***Method 11:*** *The preparation of a contingency response plan is seen as a logical extension of the duty of the owners of storage facilities to avoid or mitigate the adverse effects of spills (refer s17 of RMA).*
- ***Methods 13-14:*** *Council is required to prepare a regional oil spill contingency plan and to maintain and deploy spill response equipment.*
- ***Method 16:*** *The public has the right to know the identity of polluters.*

B4.9 Issue – Diffuse (non-point) discharges are frequently a major source of contamination of receiving waters

Explanation of Issue

Non-point or diffuse source contamination of coastal waters arises as a result of the run-off of sediment, nutrient, agricultural chemicals (e.g. herbicides, pesticides) and stock-derived faecal coliform bacteria, from the land. They can be more difficult to control than point-source discharges.

The run-off of sediment [refer also to section B4.7 above], nutrients and organic material represents a loss to the productivity of the land and a potential threat to the sustainability of certain land uses, particularly in the hill country where soils are naturally thinner and losses potentially higher as a result of slope and climatic factors.

Contaminants derived from diffuse sources have a number of adverse effects on receiving waters – including abrasive or smothering effects on aquatic life, excessive algal growth (nutrient enrichment), toxicity (pesticides, herbicides), aesthetic and public health effects (coliform bacteria). Council has the authority to control land use for the purpose of maintaining or enhancing water quality [section 30(1)(c), RMA].

B4.9.1 Objective

1. To avoid, mitigate or remedy the adverse effects on coastal water quality and marine ecosystems of diffuse-source run-off of sediment, nutrient or other contaminants from the land.

B4.9.2 Policies

1. Land Use and Management Practices

   To promote land use practices which reduce adverse effects on coastal water quality, including:

   - the application of the correct types and quantity of fertiliser.
   - the proper use of agrichemicals.
   - land development and restoration of disturbed land to reduce diffuse source discharge of contaminants to water;
   - stock management procedures to prevent excessive stock entry to waterbodies and their margins and reduce accelerated erosion from overgrazing.
   - forestry management practices – including harvesting where temporary accelerated soil erosion may occur.

B4.9.3 Methods

1. Identify land-based activities which contribute to the run-off contaminants and encourage landowners, via the provision of advice, to adopt management practices, which minimise such run-off (see also B5.3.4 of the Plan).
2. Implement a range of land management measures aimed at reducing the rate of erosion and rehabilitating eroded land.
3. Encourage the preparation of waste management codes of practice by the industries that dispose of liquid and/or solid wastes to land.
4. Discuss with manufacturers and suppliers of agrichemicals and other chemicals, strengthening their education and information provision role, with a view to minimising the potential effects of spray application on water quality.
5. Identify coastal waterways suffering from the effects of non-point-source pollution and investigate the potential of riparian management to mitigate these effects.
6. Include in the Tairāwhiti Plan and resource consents, appropriate rules [including rules for the creation of esplanade reserves and esplanade strips on subdivision] or conditions for the maintenance or enhancement of riparian vegetation.

B4.9.4 Principal Reasons

- *The run-off of contaminants from the land is known to cause a range of on-site and downstream adverse effects (see above). In Gisborne, the most significant off-site effects relate to the impact of sediment run-off [refer to issue B4.7 above].*
- ***Policy 1:** reflects the Council's desire, in the first instance, to encourage land users to adopt sound land management practices. However, as a unitary authority, Council has the authority to control or regulate land use practices if necessary.*
- *Riparian strips are a recognised means of preventing or minimising the run-off of contaminants from a range of land use activities and have other beneficial effects including the stabilisation of dunes.*
- *Nevertheless, Council consider that there will be situations where riparian management can, and should, be implemented to the advantage of individual landowners and the community generally.*
- *The methods outlined above are practical, low cost steps which the Council can take to address the issue.*

B5 ENVIRONMENTAL RISK INCLUDING NATURAL HAZARDS

The provisions of B5 are regional policy statement provisions.



Regional Policy Statement

Part B5 is operative.

B5.1 Issue – Avoiding or mitigating the effects of Natural Hazards

Explanation of Issue

Natural hazards are naturally occurring events in the atmosphere, earth or water which adversely affect or may adversely affect human life, property or other aspects of the environment. The Council is obliged under the RMA and the Building Act 2004 to take steps to avoid or mitigate natural hazards.

The impact of natural processes however may be accelerated or worsened by human activities in vulnerable areas – for example clearance of vegetation, earthworks, building on unstable lands.

The type of natural hazards which are of significance in the Gisborne region include:

- Landslip and slope erosion.
- Flooding.
- Coastal erosion and storms.
- Tsunami.
- Earthquakes.
- Volcanic eruption.
- Fire.

These are all natural physical processes, and hazardous only when they have adverse effects upon human life, property or other important environmental assets. The coastal environment is particularly susceptible to the effects of these natural hazards.

The regional policy statement provisions of the Tairāwhiti Plan outline the measures that should be adopted to avoid/mitigate such hazards.

Landslip and Slope Erosion

Most parts of the Gisborne region consist of hill country which is susceptible to landslip and erosion of various types. These can be regarded as hazards because of:

a) Risk of damage to life and property.

b) Loss of the soil resource.

c) Effects on the natural environment, e.g. loss of water quality, damage to habitats or ecological values, visual degradation.

As parts b) and c) are extensively dealt with in other parts of the Tairāwhiti Plan, this discussion will focus on part a) risk and damage to life and property.

The most commonly affected situation is with development of hill slopes for either buildings or roading and other access. Developments that are unsuitably located or designed could either be affected by erosion or slippage, or could cause or worsen slipping and erosion, to the detriment of themselves and perhaps others.

Flooding

Flooding is a significant hazard in the Gisborne region, due to the rugged terrain, extensive river systems, large floodplains which support human settlement and intensive farming, and regular heavy rainfall events.

The Poverty Bay flats including parts of Gisborne city is the area most intensively settled and developed, and at risk from flooding. The rivers concerned are the Waipaoa River and its tributaries and also the Waimata/Taruheru systems. Other significant areas at risk are the Tolaga Bay flats and the Waiapu River valley. Flood risk exists in many other flat or low lying areas.

The effects of flooding include:

- *Injury or loss of life in floods.*
- *Damage or destruction of buildings, equipment, roading, services.*
- *Damage or destruction of crops, stock, fences and other productive assets, by water damage and sedimentation.*
- *Aggradation of river beds, reducing their capacities to carry floodwaters and increasing the impact of flooding.*
- *Loss or damage to aquatic and marine ecosystem/s.*
- *Damage to sites of special cultural, historic, or scientific value.*

Coastal Erosion

Erosion of the coastline by the sea is common throughout the region. In some cases erosion is episodic and alternates with accretion of the coastline at the same location. Areas where development is known to be at risk from coastal erosion include Wainui Beach, Tolaga Bay, Anaura Bay and Tokomaru Bay. Roading is also vulnerable to erosion in some locations. Erosion can be severe, with many metres of land lost in a single storm, sometimes followed by long periods of little or no erosion.

Associated with coastal erosion is flooding by the sea in major storms which has the potential to damage buildings and other developments even if actual erosion does not result. Depending on the track such a storm takes, temporary flooding or significant erosion could take place anywhere along the region's coastline.

Future factors to take into account include the possibilities of seal level rise and increased storminess due to climate change, both of which could lead to increases in coastal erosion or sea flooding.

Tsunami

Tsunamis are ocean waves generated by processes such as earthquakes, either close to the coastline of New Zealand or sometimes in very distant parts of the world. Occasionally very large waves can be generated, with the potential to create significant damage in low lying coastal areas. There have been up to 37 tsunami events recorded in New Zealand between 1840 and 1980 (not all can be identified with certainty as tsunamis), several of which were observed in the Gisborne region. Perhaps the best known are the tsunamis in 1947 which produced waves estimated at 15 metres in height in the vicinity of Tatapouri and Whangara, damaging houses and bridges. The waves almost crested the sand dune at Wainui Beach between the houses and the sea.

The great majority of the tsunamis recorded produced waves less than 4 metres in height. Damaging tsunamis are therefore low-probability but high-impact events. Parts of the coastline would be considerably more at risk today than in 1947 because of the extra development which has occurred.

It is considered that the areas at risk are largely the same as those areas which could be affected by major storms, which can produce waves of similar size and more frequently. Special responses directed towards purely tsunami are not therefore appropriate.

The appropriate responses therefore are the same as for the coastal hazards discussed above. An additional response is Civil Defence planning.

Volcanoes

There are no active volcanoes in the Gisborne region, although there is geological evidence of volcanic activity in the past. The region however could be affected by major eruptions of the volcanoes in the Bay of Plenty and Central North Island. The effects which could be created include blanketing with dust and ash, pyrolytic flows, earthquakes and tsunamis. Related consequences could include destruction of buildings, crop and stock losses, loss or spoiling of water supplies.

Such events are considered very low risk, because of infrequency. They are certain to occur over periods of thousands of years but unlikely in individual lifetimes. The effects of such events are beyond the scope of land use controls to deal with. The appropriate responses are considered to be in the civil defence field and include understanding and making people aware of the likely consequences of such events, as well as maintaining warning systems and having systems in place to deal with the consequences of events.

Earthquakes

Gisborne is situated in a seismically active part of New Zealand where there is significant risk of earthquake activity.

Moderate or severe earthquakes, although rare, are unforeseeable and could occur at any time.

The effects of earthquakes could include damage to buildings and services, injury or loss of life, disruption of essential services such as electricity, water supply, sewerage, roading and communications. Damage could occur because of general ground shaking, landslides, and fault displacement.

Ground shaking would be by far the most widespread effect and could affect all or most of a region in any major event. Because the effect could be so general, land use planning cannot identify particular hazard zones.

The appropriate response here is with design construction techniques to ensure new buildings can withstand the type of shaking which can be expected, and with strengthening or demolishing older buildings.

Landslides are not only caused by earthquakes. The appropriate response here lies with land use and building restrictions to ensure that development does not occur in areas at risk from landsliding.

Damage due to surface movement of active faults is much rarer, and this effect can only be mitigated by not developing at all over or close to such faults, where these are known. No design or construction technique could prevent major damage or destruction of any building or development in such areas. The correct response here is with identifying such faults on planning maps with associated rules. Unfortunately such faults can be undetectable on floodplains when surface traces of past movements are lost, for example the Edgecumbe earthquake of 1987 which occurred on a previously unknown fault.

Another response to earthquakes is in civil defence planning, to cope with the aftermath of earthquakes.

Fire

Rural fires are a potential hazard in the Gisborne district. Frequent hot dry summers create a regular fire risk in areas of plantation forest, indigenous vegetation and on farmland. Some areas of exotic forest are close to the urban areas of Gisborne and Ruatoria.

The effects of rural fires include:

- *Danger to people and property.*
- *Destruction of indigenous vegetation and ecosystems.*
- *Destruction of vegetation cover on fragile lands leaving them vulnerable to severe erosion.*
- *Economic loss where production forests are damaged.*

B5.1.2 Objectives

1. A pattern of human settlement that:
   - *Provides a high level of personal safety from natural hazards for its inhabitants.*
   - *Avoids or mitigates the risk to property and infrastructure from natural hazards.*
   - *Does not accelerate or worsen the effects of natural hazards upon the natural and physical environment.*
2. Rehabilitation, where practicable, of aspects of the environment degraded by natural processes that were induced or accelerated by human activities.

B5.1.3 Policies

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.
2. To recognise the limitations of attempts to control natural processes by physical work and limit 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, bridges; and
   b) have a favourable benefit to cost ratio; and

c) will not have significant adverse effects on the natural character of the coastal environment, or other adverse environmental effects; and

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.

3. To maintain a strong commitment to researching, recording and publicising information about natural hazards.

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.

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.

6. To encourage participation by the affected communities in managing the risks of natural hazards.

B5.1.4 Methods

1. Maintain accurate and accessible records and information about natural hazards.

2. Incorporate natural hazard information in Council's property databases.

3. Identify sites and topics where further knowledge is required and undertake appropriate research.

4. Identify areas subject to natural hazards, and natural features and systems which provide a defence against natural hazards, and publish information about them in the Tairāwhiti Plan.

5. Adopt methods, including rules, controlling development in areas affected or potentially affected by natural hazards.

6. Maintain stopbanks on the Waipaoa River to protect lands on the Poverty Bay flats and within Gisborne city from flooding, to a design standard of 5000 cumecs.

7. Maintain existing river and coastal protection works for highways and bridges.

8. Adopt rules regarding protection works in accordance with Policy 2 limiting these to appropriate situations.

9. Adopt methods to prevent or reduce soil erosion, including rules that control activities which promote soil erosion.

10. Develop and maintain an active warning system for such hazards as tsunamis, volcanic eruptions and floods.

11. Develop and maintain a civil defence organisation including up-to-date forward planning and operational response capability to emergencies.

12. Encourage communities to develop their own emergency response plans complementary to civil defence.

13. Provide insurance for major community assets by subscribing to schemes for assistance with major disasters and by providing contingency funds for smaller events.

B5.1.5 Principal Reasons

- *The objectives are seen as what is necessary to achieve the requirements of the Act and the needs of the people of the region. They are expressed largely in terms of human settlement and activities, because without these the concerns would be purely natural processes, rather than natural hazards.*
- *The policies recognise that development has occurred in the past which can now be seen to be unsustainable in the long term. It is not economically possible to remedy all such cases immediately and improvements can only occur over time. The policies also recognise the*

difficulties and expenses in trying to control natural processes over time by physical works, but that there may be occasions when such works are appropriate.

- *The NZCPS states that regional policy statements should recognise that natural systems and features provide a natural resilience to natural hazards and should be maintained*
- ***Methods 1-4:*** *Accurate information, readily available over time is essential for wise decision-making.*
- ***Method 5:*** *Enables the correct response to identified hazards.*
- ***Method 6-7:*** *Existing investment and development in Gisborne city, on the Poverty Bay flats, and in the district's roading network rely on protection works from flooding, river and sea erosion. Without the protection, these improvements could not continue to exist. The costs, in human and economic terms, of discontinuing such protection would be enormous and would far exceed the financial and environmental benefits of discontinuing the works.*
- ***Method 8:*** *Protection works against natural hazards should not be a routine response but should be confined to the situations listed. The costs and environmental effects of protection works such as loss of natural character, modification or destruction of habitats, and the past ineffectiveness of such works, means a new and more targeted attitude is required.*
- ***Method 9:*** *Soil erosion is a major contributor to natural hazards. It causes aggradation of riverbeds which increases their potential to flood. It also causes siltation of land in times of flood. The effects of flooding will not be adequately dealt with until soil erosion is substantially under control.*

B5.2 Waste Management and Hazardous Substances – Introduction

Waste is broadly defined as "*materials for which there is no current or near future economic demand and for which disposal may be required*".

Waste management is seen as a significant resource management issue in the Gisborne district. The community wish to see more efficient use of resources, reduction in the cost of handling waste and the need for disposal sites, minimal contamination of the district's natural resources from the disposal of waste and culturally inoffensive methods of waste disposal to be adopted.

The international waste management hierarchy is mentioned extensively in this section. This is the concept of:

- *reduction of waste generated.*
- *re-use of waste resources.*
- *recycling of waste resources.*
- *recovering of resources from waste.*
- *treatment and disposal of residual waste.*

Each stage is regarded as more effective, and therefore more important, than those below it, in reducing the environmental effects of waste.

There have been significant technological advances in the waste management field. It is important that the most efficient and effective methods are identified for consideration for this district's waste stream.

Hazardous substances are any substances which may pose threats to the environment, to human, plant or animal health. They are often equated with hazardous waste but the risks can arise at any time during the existence of such a substance, from production, storage, transport, use and disposal. Hazardous substances include all hazardous wastes (hazardous materials that are regarded as waste) and also substances that are not waste but – because of their physical or chemical properties – pose a risk.

Tangata Whenua Concerns

Waste and its disposal is of great concern to tangata whenua. In the traditional Māori view everything in the natural world possesses mauri (physical life force). Preservation of the mauri of any element of the natural world is essential for its survival.

It is fundamental that any human use of a resource does not affect its mauri. Current waste disposal methods contravene the spiritual and cultural values of tangata whenua. The discharging of waste into local waterways used for human consumption or from which food is gathered is a significant resource management issue.

Water provides Māori with food and spiritual resources. These resources are directly impacted on when subject to various degrees of pollution especially with regard to the mauri of those resources. Any impact on waters seriously restricts Māori use of them, eg polluted food cannot be used for hui with respect to manaaki ki nga manuhiri, forcing tangata whenua to purchase food. Any spiritual impact on the mauri of the water has an impact on waahi tapu, areas used for healing and cleansing, tohi and purification rites. Those consulted want the degradation of tribal waters to be stopped.

B5.3 Issue – Producers and consumers generate excessive waste – this can result in adverse effects on the environment

Explanation of issue

Waste minimisation techniques are those aimed at reducing the volume and/or toxicity of waste and generally are either waste reduction or recycling techniques.

In the past the general attitude to waste management in the community has been "what to do with the wastes we have produced". Responsibility in and near urban areas has been accepted largely by local government. Producers of waste have not had to consider the consequences of waste production. Where local authorities have been unable to accept all wastes or deal with them satisfactorily, then environmental effects have occurred, occasionally severe.

There is a need for a general change in attitude, to one of "how to avoid waste" before we think about how to dispose of it. This change in attitude could have economic as well as environmental advantages. Minimising waste may enable economic use of some present wastes, by re-use and recycling. It will also lead to less demand on natural resources for the creation of new products.

Organic waste makes a significant contribution to this district's waste stream. One means of reducing the amount of this waste, much of which presently goes to the refuse tip, is to compost the appropriate material for re-use. There is general community support for establishing a composting operation.

B5.3.1 Objective

1. Reduction in the quantity of solid, hazardous and liquid waste generated in the region and consigned for disposal or discharged into the environment.

B5.3.2 Policies

1. To vigorously apply the international waste minimisation hierarchy.
2. As far as practicable, to make generators of waste responsible for the costs of their wastefulness.
3. To actively encourage re-use, recycling and resource recovery of materials where practicable.
4. To set waste reduction targets based on information gathered on wastes generated and disposed of within the region.
5. To actively promote and apply the principles of cleaner production.
6. To provide leadership by example in the reduction of waste.

B5.3.3 Principal Reasons

- ***Objective 1:*** *Large scale waste generation is unsustainable because of depletion of natural resources, environmental effects of the disposal, and the costs of disposal.*
- ***Policies 1-6:*** *The policies are intended to implement the international waste minimisation hierarchy. Each step in this hierarchy is regarded as more effective than those below it in reducing effects of waste management. Reduction in wastes at source reduces the total pool of wastes to be managed. Producers may need to be encouraged, or required to achieve this. Direct re-use of materials where possible is cost-effective – especially in energy terms – because the material is substantially unchanged. Recycling has a high public profile and can be practical, but has high energy, storage and transport costs and markets are not always available. Resource recovery in reducing demand for raw materials, volume of waste for disposal and effects of disposal, but can also have costs. Thus collection of accurate information and careful consideration of costs and benefits, are essential to implement the waste management hierarchy.*

B5.3.4 Methods

1. Gisborne District Council, will by 30 September 1995, notify regional plan provisions dealing with waste management and hazardous substances.
2. Council will develop performance standards as a part of its regional plan provisions dealing with waste management.
3. Solid waste stream data will be collected in a manner consistent with the Ministry for the environment waste analysis protocol.
4. Council will establish criteria which describe how the adequacy of waste treatment or disposal activities will be assessed.
5. Council will utilise a combination of education and regulation to minimise the occurrence of unauthorised discharges and hazardous spills.
6. Council will use regulation, education and information to avoid or reduce the adverse effects of non-sewered domestic waste disposal systems on water quality.
7. Council will encourage and promote better management of land use practices to avoid diffuse source pollution of waterways, by a combination of education and non-statutory guidelines, service delivery and regulation.
8. Council will, by June 1996, develop a database of point-source discharges of contaminants to the district's waterbodies and to have established targets for reductions in volume concentration and number of such discharges.
9. Council will take into account and rely on, wherever possible, national legislation, national guidelines, industry codes of practice and other relevant documents.
10. Council will adopt the "polluter pays principle" in the event of a hazardous spill, where appropriate and possible.
11. Council will require the owners of all major facilities for storing potentially hazardous substances to prepare and adopt a contingency response plan to recognised standards, approved by the Council, for dealing with unauthorised discharges and spills.

B5.4 Issue – The transportation, treatment, disposal and storage of solid waste, including waste from marine operations, can have adverse effects or pose a risk to the environment

Explanation of Issue

Waste disposal sites are often poorly sited with the potential to contaminate land and water resources. Their continual management needs to ensure appropriate rehabilitation.

The burning of waste is carried out at refuse tips to reduce the volume of waste. Often the substances being burnt are unknown and the burning temperature means some materials may release toxic emissions. The burning of waste in residential areas and as a land clearing practice can cause localised air pollution problems. The dumping of rubbish on roadsides or reserves is a continual problem which has adverse effects on the environment.

B5.4.1 Objective

1. No adverse environmental effects caused by inappropriate disposal of residual solid wastes.

B5.4.2 Policies

1. To provide for collection and disposal of solid wastes for those communities where an adverse effect on their environment would result, or has resulted, through non-collection of solid wastes.
2. To avoid, remedy or mitigate the adverse effects of existing or former landfill and waste disposal sites, including those of leachate on land and water.

3. To ensure that new landfills are sited and operated so as to avoid, remedy or mitigate any adverse environmental effects, to maximise efficient use of the district's resources and to avoid the proliferation of sites with contaminated land.
4. To minimise the adverse effects of waste ozone depleting substances on the atmosphere.
5. To minimise obnoxious odours from landfills and composting plants.
6. To reduce the greenhouse impact and potential for explosions from landfill gas.
7. To ensure that all people engaged by Council in its function as a territorial authority, or by private operators in the management and/or operation of landfills, receive training which recognises and incorporates the complexity and sophistication of modern landfilling techniques.
8. To recover the costs of waste disposal from users.
9. To avoid the disposal of solid waste to the Coastal Marine Area.
10. To ensure that all collection and transportation of solid waste is carried out in a manner which avoids, remedies or mitigates adverse environmental effects and minimises any potential for nuisance conditions.

B5.4.3 Principal Reasons

- ***Objective 1:*** *While the primary focus of waste management in the district is on minimising waste, it is recognised that there will continue to be some solid wastes requiring disposal. The objective focuses on providing an appropriate system for collecting and disposing solid waste without adverse effects.*
- ***Policies 1-7:*** *New, existing and older landfill sites will continue to create adverse effects unless carefully managed. The policies focus on appropriate collection and disposal systems without adverse effects.*
- ***Policy 8:*** *It is not fair to spread the costs of waste disposal across the entire community through rates because some areas receive no service and because some people make less use of the service. User charges also provide an incentive to reduce waste.*
- ***Policy 9:*** *This gives effect to the NZCPS and is necessary in order to provide recognition of the fact that marine operations can have adverse effects on the environment.*

B5.4.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B5.5 Issue – Hazardous wastes can be particularly difficult to dispose of and, if incorrectly disposed of, can substantially damage the environment

Explanation of Issue

It is generally accepted that a hazardous waste is any waste that poses a present or future threat to humans or the environment. More specifically hazardous wastes are unwanted materials that exhibit hazardous characteristics such as corrosiveness, explosiveness, reactivity, flammability or radioactivity or otherwise have the potential to damage human, animal and other species.

Hazardous substances are used by agricultural, horticultural, forestry and industrial sectors and commonly used domestic products contain hazardous substances. There will continue to be a need for the disposal of hazardous waste in appropriate facilities.

B5.5.1 Objective

1. Protection of human health and the environment from the actual and potential adverse effects arising from storage, transport, treatment and disposal of hazardous wastes.

B5.5.2 Policies

1. To encourage those involved in the production of widely used products whose disposal is of particular threat to the environment to take back unwanted product/s and used containers.
2. To ensure that all hazardous wastes are disposed of in a manner and facility approved by the Council.
3. To provide effective facilities for recording, managing and disposing of hazardous wastes.
4. To ensure all hazardous wastes generated in the district are treated, as and when appropriate, to a state where they are fit for the proposed method of disposal.
5. To develop, implement and monitor rules and guidelines identifying approved methods and facilities for the final disposal of hazardous substances in the region.

B5.5.3 Principal Reasons

- ***Objective 1:*** *Hazardous wastes can produce severe impacts upon the environment and especially on the health and safety of people, animals and ecosystems. No other objective would be acceptable.*
- ***Policies 1-5:*** *The policies recognise that hazardous wastes will often require more specialised management than other wastes. The policies seek to place responsibility for the management of hazardous wastes on the producers. This is seen as fair and will enable the true costs to be more accurately identified and therefore reduced.*

B5.5.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B5.6 Issue – Land which has been contaminated with hazardous substances may contaminant soils, pollute natural waters and have impacts on public health

Explanation of Issue

There are a number of actual and potential sites with contaminated land identified in the Gisborne district. The extent of and implications from the contamination are often not known. These could include closed and existing refuse disposal sites, bulk fuel storage sites, timber treatment sites and chemical handling sites, gasworks.

B5.6.1 Objectives

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.

B5.6.2 Policies

1. To encourage any owners aware of their site with contaminated land to register the site/s with the Council.
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.

B5.6.3 Principal Reasons

- *There are a few sites with contaminated land in the Gisborne district, arising mainly out of industrial practices, and waste disposal. These can lead to discharges of contaminants to land, air and water, affecting the health and safety of humans, plants, animals and ecosystems.*
- *The objectives and policies seek to identify and record all sites with contaminated land so that such effects can be either avoided, prevented or mitigated as appropriate. They seek to avoid the creation of further contaminated land and to lower the risks from existing ones.*
- ***Policy 5:** seeks to enable remediation and remove unnecessary barriers.*

B5.6.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B5.7 Issue – Point and non-point discharges of liquid wastes can adversely affect the environment

Explanation of Issue

Reticulated sewerage systems are only available to Gisborne city, Te Karaka and some Te Puia Springs properties. These eventually discharge effluent into Poverty Bay, Waipaoa River and Ratahi Lagoon, respectively. All other properties dispose of sewage on site. Septage, the semi-solid waste that is contained in a septic tank, is generally collected by commercial operators and disposed of either into a reticulated sewerage system or onto land. The latter practice can cause problems of land and water contamination, odour, breeding of rodents and insects, and the transmission of faecal material.

Industry can be an important source of both point and non-point contamination.

Septic tanks can cause localised problems if they malfunction – which is usually due to inappropriate system design for the site characteristics, the tank not being adequately maintained, or the need to relocate the effluent drain.

Agricultural waste from diary, pig or poultry farming can cause land and water contamination and odour problems. Similarly maize waste or silage stored as stock feed can have adverse environmental effects.

Many areas throughout the district are enjoyed by "freedom campers". It is important the waste from such activities and campervans are disposed of appropriately. Also the disposal of waste from moored boats would be managed to minimise aesthetic or contamination problems. Vehicles transporting stock are now usually fitted with effluent holding tanks and there is a need for facilities for emptying these tanks. Stormwater can often become polluted as it passes across land, for example with soil or oil-based products.

B5.7.1 Objectives

1. Minimal threat to human health or the environment from the collection and disposal of liquid waste.
2. Reduction in contaminants entering surface water from diffuse sources of pollution.

B5.7.2 Policies

1. To promote, wherever appropriate and technically and economically feasible, land-based treatment of effluent.
2. To promote the adoption of cleaner production technologies in trade waste and agricultural premises.
3. To promote the provision of on-board sewage holding facilities on vessels, and the disposal of sewage and refuse from ships at appropriate facilities.
4. To encourage the voluntary adoption of treatment and disposal options which have least impact on the environment, and to regulate for this where necessary.
5. To develop appropriate standards and practices for the treatment and disposal of farm animal effluent.
6. To identify areas where urban stormwater is having unacceptable effects on natural water, and to develop the management systems necessary to overcome these problems.

B5.7.3 Principal Reasons

- *The objectives and policies recognise that liquid waste occurs in a number of situations both from point-sources and non-point-sources. The objectives seek to minimise the effects of such run-offs. The policies seek to minimise production of such wastes and provide for appropriate treatment and collection of them prior to eventual discharge.*

B5.7.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B5.8 Issue – Large portion of the region does not have access to a reticulated sewage system. The effects, especially localised and cumulative, of individuals disposing of their own domestic wastes can be adverse.

Explanation of Issue

Disposal of liquid effluent and periodic disposal of cleanings from septic tanks has the potential to contaminate land and waterways, creating risks to health, ecosystems and to amenity values.

B5.8.1 Objectives

1. Reduction of the impacts on surface and groundwater from non-sewered domestic waste disposal.

B5.8.2 Policies

1. To ensure systems used for disposal of effluent are suitable for the local conditions.

B5.8.3 Principal Reasons

- ***Objective 1:*** *The Council is obliged to control the use of land to avoid adverse impacts on water quality.*
- *Unreticulated effluent disposal systems will remain common in the region in the foreseeable future. The installation and maintenance is most effectively carried out by owners, but the Council has an important role in educating, advising and if necessary determining the suitability of particular designs and practices for the local conditions.*

B5.8.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B5.9 Issue – Hazardous substances are frequently an important component of industry. Their transport, use, storage and disposal can, however, expose the environment to significant risk.

Explanation of Issue

Many common substances can be hazardous at some stage during their existence and benign at others. The degree of risk depends on the quantity, concentration and form of the substance and how it is managed.

Hazardous substances can have considerable economic benefits, which is generally why they are found close to people and the environment. Their use can add considerably to the health, prosperity and quality of life of people.

Adverse effects can arise from discharges, spills, and excessive contact at any time. Inappropriate final disposal can be a particular problem because the last owner of the substance may no longer acknowledge responsibility for the substance. Effects may persist for a long time after disposal and may pass into air, land or water by leaching or decay.

B5.9.1 Objectives

1. Protection of human health and the environment from the actual and potential adverse effects arising from storage, use and transport of hazardous substances.
2. Reduction in the number and consequential environmental effects associated with hazardous substances spills.

B5.9.2 Policies

1. To encourage the adoption of cleaner production so as to minimise the quantity and risk of hazardous substances in the district.
2. To develop a management system for identifying hazardous substances users, and ensuring that their storage, use and transportation practices are carried out in a manner which minimises the potential risk to the environment.
3. To control the discharge of hazardous substances to land, air and water so as to avoid, remedy or mitigate the adverse environmental effects arising from inappropriate use and handling practices.
4. To adopt an inter-agency co-ordinated approach to the management and clean-up of hazardous spills.

B5.9.3 Principal Reasons

- ***Objectives and policies:*** *The storage, use, misuse and transportation of hazardous substances has the potential to create environmental effects due mainly to spills and accidents and misuse. These environmental effects, while being of low probability, are often of large magnitude.*
- ***Objectives and policies:*** *These provisions are therefore intended to minimise the quantities of hazardous substances in circulation, to identify and track hazardous substances during their production, storage use and transport stages and to ensure ultimate disposal is carried out in a way which will avoid adverse effects. The regional policy statement provisions prescribe as a function of Council the control of discharges and the use of land to do with hazardous substances. The Gisborne District Council will rely wherever possible on applicable legislation, national guidelines and industry Codes of Practice to avoid unnecessary action on its part, duplication or creating confusion.*
- ***Methods:*** *Strategies of minimisation, safe handling, storage, transport and disposal apply to both hazardous substances and general waste management. The two topics are too large and complex to deal with comprehensively in a regional policy statement and, in some cases, rules may be required, which would have to be included in a plan.*

  The methods recognise the contribution that both the regulatory and educational roles of Council must play if the effects of hazardous substances and waste are to be avoided, remedied or mitigated.

B5.9.4 Methods

The methods for this issue are the same as the methods in section B5.3.4.

B6 FRESHWATER

The provisions of B6 are regional policy statement provisions. The objectives in B6.2.1 are also regional plan objectives.

 Regional Policy Statement

 Regional Plan

B6.1 Hapu and Iwi cultural requirements for freshwater

Sustaining the mauri of a water body requires management of water bodies that:

- protects the water's capacity to renew its groundwater and surface water flows and stocks;
- sustains habitats, breeding, food sources and migratory requirements of mahinga kai species such as eels, flax and watercress, in their freshwater and coastal environments;
- provides seasonal flow variability via a range of flows including seasonal floods of different magnitudes;
- protects the exchange of freshwater and seawater at the mouth, maintains freshwater flows in estuaries, and prevents the unnatural closing of a river mouth;
- enables the longstanding histories and traditional and cultural uses to be maintained;
- avoids the adverse effects of the unnatural mixing of water from different bodies.

B6.2 Significant resource management issues for freshwater

Issue 1: Ecosystem Health

The Gisborne region has many different freshwater ecosystems that support a diverse range of habitats and species. These are susceptible to adverse effects from inappropriate water abstraction and land uses. What little biological and ecosystem monitoring has been done is generally consistent with results elsewhere. Intensive land use and urban areas are the most impacted through to the least impacts in undeveloped areas. The effect of erosion and sediment on freshwater ecosystems is a particular issue for the Gisborne region.

Issue 2: Water Quality

Water quality is important to the economic, social and cultural well-being of the community. The quality of some waterbodies has been adversely affected by point-source discharges. Contaminants like metals and hydrocarbons are carried in stormwater to rivers, streams and the coastal environment where they can adversely affect aquatic life and impact on community values.

Diffuse discharges in urban and rural areas can also impact on freshwater values. Sediment from land disturbance and erosion, nutrients from livestock and fertiliser application and stock access to waterways and their margins can all contribute to a degradation of water quality if not carefully managed. Infrastructure design, capacity and aging also contribute to water quality issues.

Issue 3: Water Quantity and Availability

The community value water for a range of beneficial uses such as domestic supply, stock watering and food production. The Waipaoa catchment accounts for about 90% of current regional demand and it is predicted that regional demand will increase in the future and challenge the supply of water resources. Freshwater needs to be allocated and used more efficiently to ensure community values are provided for. Over-allocation needs to be addressed to make this happen.

The availability of freshwater can be reduced by land use and climatic factors; we need to make sure that there is a secure supply of clean water for everyone.

Issue 4: Significant Waterbodies

Many waterbodies have values that are significant to the community. This may be economic, cultural, social or environmental significance. The National Policy Statement for Freshwater Management 2014 (NPSFM) requires the significant values of outstanding freshwater bodies and wetlands be protected. However there are other values at the regional level that also need to be recognised. This may include waterbodies that have important ecosystem, recreational or cultural values. Identifying these waterbodies will help to ensure their protection and establish management priorities.

Issue 5: Understanding the Region's Freshwater Resources

It is important that we know as much as possible about our freshwater resources. There are information gaps throughout the region. There are also gaps around the effectiveness of plan provisions in achieving freshwater outcomes. Identifying these gaps and developing solutions is a significant resource management issue.

Issue 6: Recognising Tangata Whenua Values

Freshwater has a cultural, historic and spiritual importance to iwi and hapū of the region. The mauri of a waterbody represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. It is an important element of the spiritual relationship between tangata whenua and the natural environment. The mauri of freshwater has been degraded in parts of the region through inappropriate water and land use.

Mana defines the kaitiaki responsibilities of iwi and hapū, within which they are charged with protecting the mauri of a waterbody over which they have mana whenua. Tangata whenua have indicated that they want to be more involved in freshwater management at both a governance and management level, to give effect to these responsibilities. It is important to acknowledge that kaitiaki responsibilities have not always been recognised and provided for in the past.

Issue 7: Integrated Management

Land, air, freshwater and coastal systems are all inter-connected. The management of natural and physical resources needs to be integrated as much as possible to ensure resource-based activities do not directly or indirectly affect other parts of the environment. This needs to be done in a way that takes account of the region's environmental, economic, social and cultural characteristics and values. Collaboration with stakeholders and the wider community is important in achieving good environmental outcomes and ensuring an integrated approach.

B6.2.1 Objectives

Note: The Objectives in this section are both Regional Policy Statement and Regional Plan Objectives. They must be read in their entirety and considered together. No single objective has more importance over any other.

1. Land and freshwater is sustainably managed in a way that safeguards the life-supporting capacity of freshwater, including ecosystem processes and indigenous species, and the health of people and communities.
2. The quality of freshwater is maintained and is improved where it is degraded or does not meet the relevant objectives for the freshwater unit.
3. Lakes, rivers, wetlands and their margins are managed in a way that:
    a) Preserves their natural character and protects them from inappropriate subdivision, use and development; and
    b) Maintains or enhances their amenity values.
4. Scheduled waterbodies and their margins, and the significant values of both outstanding waterbodies and wetlands, are protected or enhanced to provide for their values.
5. Freshwater is available, within limits, to meet the present and future needs of communities to support the social, cultural and economic wellbeing of the region.
6. To manage the allocation and use of freshwater so as to:
    a) Avoid over-allocation and phase out any existing over-allocation; and

b) Improve and maximise the efficient allocation and use of freshwater, and ensure it is reasonable for its intended use.

7. The interactions between land, land use and development, freshwater, and the coastal environment and associated ecosystems are recognised and provided for through the integrated management of freshwater and coastal water resources to maintain or improve their values.

8. Freshwater accounting systems are established, and research and monitoring is undertaken that improves the understanding and sustainable management of freshwater resources, including the potential impact of climate change.

9. The planning and management of the region's freshwater resources is undertaken in a way that recognises and provides for their kaitiaki role of iwi and hapū and ensures that their values and interests are reflected in the decision-making process.

10. The mauri of waterbodies is recognised and provided for and action is taken to sustain and restore the mauri of degraded waters. Actions taken to sustain and restore the mauri of degraded waters will:

a) Recognise and provide for the kaitiaki role of iwi and hapū;

b) Recognise and provide for mauritanga.

11. Mana whenua values, matauranga and tikanga are reflected in resource management processes and decision making, in a manner consistent with the priorities and preferences of mana whenua within the limits of the Act.

12. The stewardship role of landowners, water users communities and mana whenua is recognised and provided for through a collaborative approach to freshwater planning, management and monitoring.

Explanation of Objectives

The objectives have been developed based on the outcome statements for freshwater developed through a collaborative process with the Council's Freshwater Advisory Group, and through public consultation prior to the development of the Freshwater Plan. They represent the things that matter most to the community when it comes to how freshwater is valued and used in the region.

B6.2.2 Strategic Policies

1. Council will work actively to engage and collaborate with all relevant stakeholders in the planning, management and monitoring of freshwater resources.

2. Council will recognise and provide for the relationship of iwi and hapū with freshwater and will work to actively engage and collaborate with iwi and hapū in the planning, management and monitoring of freshwater resources.

3. Collaborate with iwi and hapū to:

a) Recognise their kaitiaki role; and

b) Provide mechanisms through which iwi and hapū may exercise their kaitiaki role;

c) Identify their freshwater values and priorities, including the development of cultural assessment frameworks for mauri and other freshwater values; and

d) Identify targets and methods for the restoration of the mauri of degraded waterbodies.

4. Decision makers will:

a) Have regard to the mana whenua values, interest and environmental outcomes sought for fresh water and freshwater ecosystems identified in iwi and hapū planning documents, statutory acknowledgements and governance and partnership agreements; and

b) Take reasonable steps to:

i. Resolve issues identified by mana whenua; and

ii. Reflect mana whenua values interest and environmental outcomes in the management of and decision making regarding, freshwater and freshwater ecosystems in the region.

5. Through catchment planning processes, work collaboratively with local communities including iwi and hapu, landowners, resource users and other stakeholder interests to:
   a) Identify freshwater values;
   b) Identify outstanding and regionally significant waterbodies and their significant values for the inclusion in the relevant schedules;
   c) Develop catchment objectives and methods, including limits and rules, that provide for the values;
   d) Improve the quality of degraded freshwater bodies; and
   e) Develop and implement non-regulatory projects and methods that help achieve catchment objectives.

6. Council will develop demonstration projects on its own land which provide case studies of best practice for water quality management. These could include:
   a) Habitat improvement in fish spawning areas.
   b) Stock exclusion from waterways in priority locations.
   c) Removal of fish barriers and construction of fish passages in priority locations.
   d) Low impact stormwater management techniques.

Explanation of Strategic Policies

In order to achieve the objectives for freshwater, the Council, community, iwi and hapu need to work together. Each partner in the water management framework has an important role to play.

Water is a taonga to tangata whenua. Water provides for and sustains all life and is integral to the cultural and personal identity of tangata whenua of Gisborne. The life-giving and life-sustaining properties of water are intrinsically linked to spiritual, cultural, economic and social well-being as well as the identity of Gisborne iwi and hapu. Iwi and hapu have an important kaitiaki role with freshwater and, in particular, in the protection and restoration of the mauri where it has become degraded. Tangata whenua have identified the degradation of water quality due to the discharge of human, industrial, farm and horticultural wastes has degraded the mauri of some waterbodies.

Communities, water users and landowners have a role as stewards of freshwater and freshwater values. Positive action is needed to protect values and restore them where they have become degraded and to identify freshwater values and methods to enable the values to be provided for.

Council has an important role to provide assistance, advice and education resources to support the protection and restoration of freshwater bodies and their values.

Council is also a significant and visible landowner in the region and should play a role in demonstrating how restoration and improvements in freshwater values can be undertaken.

The catchment planning process is a critical component to enable the kaitiaki role of iwi and hapu and stewardship roles of landowners, water users and communities in freshwater management.

B6.2.3 Methods to Achieve Strategic Policies

1. Setting up collaborative stakeholder groups to develop each catchment plan.
2. Values identified through collaborative process are the basis for the establishment of freshwater objectives and inform the limit setting process for each catchment.
3. Work with iwi and hapū to ascertain the nature of cultural and spiritual values they hold in relation to specific waterbodies, for example:
    a) Identify and name the specific waterbodies within their respective Traditional Rohe;
    b) Support research that results in a description of the relationship of iwi and hapū with their specific waterbodies
    c) Ways to respect their respective tikanga wai Māori; and
    d) Establish the current and desired health and well-being of waterbodies.
4. Iwi and hapu, community, water users and landowner input to identifying outstanding and regionally significant waterbodies.
5. Iwi, landowners, communities and water user groups working with Council on specifications to improve water quality.
6. Development of restoration plans for reaches of waterbodies in Council ownership, including restoration of riparian areas as part of reserve management in areas with regionally significant values.
7. Promote and support community projects that aim to improve water quality through localised action. These may be carried out in conjunction with tangata whenua, other Government agencies and organisations as appropriate.

B6.2.4 Catchment Plan Policies

1. Identify freshwater values for each catchment plan area, including:
    a) Compulsory national freshwater values identified in the National Objectives Framework.
    b) Other relevant freshwater values identified in the National Objectives Framework.
    c) Other freshwater values not provided for in the National Objectives Framework that reflect the social, cultural, economic and environmental circumstances of the catchment.

d) Mauri and other tangata whenua values for freshwater and freshwater ecosystems, including any specific values or guidance provided by iwi and hapū planning documents, statutory acknowledgements and governance and partnership agreements.

e) Any values associated with outstanding waterbodies, regionally significant wetlands or other significant waterbodies and their values to be included in the schedules relating to freshwater.

1A. Recognise that sustaining the mauri of a waterbody requires the following matters to be taken into account:

a) The water's capacity to renew its groundwater and surface water flows and stocks;

b) Maintenance of habitats, breeding, food sources and migratory areas and routes of mahinga kai and taonga species such as eels, flax and watercress in freshwater and coastal environments;

c) Maintenance of natural flow variability;

d) The exchange of freshwater and seawater at the mouth, maintenance of freshwater flows in estuaries, and avoiding the unnatural closure of a river mouth;

e) Longstanding histories and traditional and cultural uses; and

f) The potential adverse effects of the unnatural mixing of waters from different water bodies.

2. Establish freshwater management units within catchments, taking into account:

a) The values identified in Policy B6.2.4(1);

b) Environmental, economic, social and cultural characteristics;

c) Hydrological connections between surface water and groundwater;

d) Land and water use patterns;

e) Monitoring requirements and resources

3. For each freshwater management unit, establish freshwater objectives and methods, including limits, targets and rules, that:

a) Maintain or improves freshwater quality.

b) Safeguard the life-supporting capacity of freshwater, including the ecosystem requirements of indigenous species.

c) Provide for the freshwater values, including any improvements required for degraded waterbodies.

4. Water quantity objectives and methods (including rules) shall include:

a) Minimum flows for surface water.

b) Minimum static water levels for groundwater.

c) Allocation limits for both surface water and groundwater.

d) At least one allocation block for each water management unit.

e) Mechanisms to ensure water is used efficiently.

5. Where community drinking water supplies exist land use, discharge and water treatment activities to ensure that adverse health effects on consumers are avoided.

6. Recognise the potential effects of climate change on minimum flows and the natural flow variability of freshwater systems when setting water quality and quantity limits, and the need to maintain flow variability.

7. When setting water quantity limits, recognise that many economic uses such as agriculture and horticulture uses require good security of supply. Limits will aim for 95% reliability based on historical flow and aquifer water level data. Limits set will reflect annual, seasonal and monthly reliability scenarios.

8. Recognise and take into account cultural and spiritual values, and the mauri of water, when setting water quality and quantity objectives and methods and managing freshwater.

9. Catchment plans shall consider the development and implementation of non-regulatory methods to help improve water availability, water quality and aquatic ecosystem health. These could include:
    a) Good management practice guidelines – including promoting relevant industry good management practice guidelines;
    b) Demonstration projects and case studies;
    c) Provision of advice and information at a farm/property or activity scale on improving water quality;
    d) Financial assistance programmes for riparian retirement, wetland protection and development and restoration of priority waterbodies;
    e) Assist in the investigation of water storage and aquifer recharge projects.
10. Ensure that limit setting and the management of groundwater and surface water bodies considers the effects on the quality of hydrologically connected surface water and groundwater systems.
11. Where there are no attribute states identified in the National Objectives Framework, objectives shall be informed by relevant water quality and quantity standards, guidelines such as the ANZECC Guidelines (2000) trigger values, and any relevant water quality data.
12. Where no catchment plan or catchment plan objectives have been developed:
    a) Groundwater abstraction shall be at a rate no greater than the capacity of the aquifer to replenish.
    b) Surface water abstraction shall not take surface water flows below 90% of mean annual low flow.
13. Consult with, and consider the views of, neighbouring councils when setting limits for waterbodies across regional boundaries.

Explanation of Catchment Policies

Setting of water quality and quantity objectives is a key part of the NPSFM. The National Objectives Framework (section CA) sets a framework for this process. The policies are intended to work alongside these national requirements. In Gisborne these objectives will be set during the catchment plan process.

The catchment planning process has an important link with the policies for working together. The process should be done in collaboration with iwi/hapu and community stakeholders.

B6.2.5 Methods to Achieve Catchment Policies

1. Values of freshwater bodies, including priority values, are identified in catchment plans and freshwater objectives established to provide for the identified values.
2. Evaluation of the mauri of waterways to be undertaken as part of catchment planning.

B6.2.6 Integrated Management Policies

1. To improve integrated management of natural and physical resources by recognising and providing for the interactions between freshwater, land and its uses, and the coastal environment and associated ecosystems when developing or reviewing planning provisions.
2. Manage the use of land and freshwater so that coastal water quality and ecosystems are maintained or improved where degraded.
3. Work with neighbouring councils to develop catchment plans for cross-boundary waterbodies.
4. Manage activities in and around waterbodies so that the efficacy of flood protection structures and mechanisms is maintained.
5. Manage the adverse effects of land use to maintain water quality, or improve it where it is degraded, and protect and the physical form and character of rivers, lakes and wetlands and their margins.

6. Develop and implement a range of regulatory and non-regulatory land management measures that improves water quality by reducing sediment entering waterways.
7. Work with industry organisations to promote land use practices which reduce adverse effects on water quality, including:
    a) Good management practice in the use of fertilisers and agrichemicals.
    b) Land development and restoration of disturbed land to reduce diffuse-source discharge of contaminants to water.
    c) Reducing stock access to waterbodies and their margins.
    d) Land management practices, including the discharge of contaminants to land, that avoid or reduce contamination of groundwater aquifers.
    e) Forestry management practices that reduce soil erosion and the deposition of forestry slash in waterbodies.
8. Promote and help investigate, where practicable, water storage and aquifer recharge opportunities that provide for the economic, social and cultural well-being of communities.
9. In addition to measures to avoid, remedy or mitigate adverse environmental effects, consider the use of:
    a) Biodiversity Offsets in circumstances where there are ecologically significant residual adverse effects; and/or
    b) Any proposed environmental compensation or other measures that will result in positive environmental effects.

Explanation of Integrated Management Policies

Integrated management between land use, freshwater and the coastal marine area is an important part of achieving the freshwater objectives. The policies identify aspects of integrated management that should be considered at various levels of resource management.

However it should also be recognised that the Freshwater Plan cannot achieve integrated management alone. It is not intended to cover all aspects of environmental management. As other Council plans are developed and reviewed, there are opportunities to build upon and improve integrated management.

B6.2.7 Methods to Achieve Integrated Management Policies

1. Catchment plans to identify any additions to outstanding waterbodies, regionally significant wetlands and other scheduled waterbodies in the Plan.
2. Catchment planning for cross-boundary waterbodies to involve the neighbouring Council/s. The Motu, Waioeka, Hangaroa, Ruakaturi and Whangaparoa are all identified cross boundary waterbodies.
3. Manage land use intensification through specific rules in this Plan.
4. Manage specific land use activities causing discharges of sediment through the Plan.
5. Encourage and support the development of Farm Environment Plans with priority given to intensively farmed stock, commercial vegetable growing or cropping activities.
6. Continue to encourage the retirement and planting of riparian areas in the region to:
    a) Improve water quality by mitigating the effects of land use activities, including through the reduction of sediment, nutrient and pathogen contamination.
    b) Enhance the habitats of indigenous flora and fauna.
    c) Indirectly mitigate the effects of the take and use of surface water on water temperature and the assimilative capacity of rivers and streams.
    d) Enhance natural character.

B6.2.8 Research and Monitoring Policies

1. Research and monitor the effectiveness of this Plan in achieving the objectives and outcomes sought for freshwater, including monitoring consent condition compliance.
2. Undertake ongoing monitoring of the state of freshwater bodies and associated freshwater attributes, including:
    a) Freshwater quality.
    b) Freshwater ecosystems, including native freshwater species.
    c) Surface water flows and availability.
    d) Contributing to and supporting the assessment of mauri.
    e) Groundwater levels.
3. Undertake research which will help inform future catchment plans and reviews of the Tairāwhiti Plan including:
    a) Land use trends in different catchments and impacts.
    b) Impacts and mitigation measures for discharges from oil and gas industry, farming, forestry, horticulture, mineral and rock extraction.
    c) Methods to reduce bacteria levels in all waterbodies.
    d) Options for improving stormwater quality.
4. Collaborate with stakeholders to undertake freshwater research and monitoring, including support for community-based research and monitoring programmes.
5. Where the Council holds no baseline water quality, aquatic biota, habitat and/or flow data the assessment of environmental effects (AEE) provided by the applicant for resource consents must include sufficient baseline monitoring of any waterbodies reflecting the nature and scale of the activity, to enable an adequate assessment by environmental effects.
6. Where consented activities may produce environmental effects such as groundwater or land contamination, or reduction in groundwater levels which can be slow to appear, monitoring of the consented activities' effects shall be required as part of resource conditions. The monitoring shall reflect the nature and scale of the activities with costs associated with this monitoring to be met by the resource consent holder.

Explanation of Research and Monitoring Policies

Council undertakes three main types of monitoring around freshwater:

1. State of the environment monitoring.
2. Monitoring of effectiveness and efficiency of our plans in achieving their objectives.
3. Compliance monitoring of resource consents.

Together this monitoring will inform the implementation of the Plan and its reviews. Achievement of the objectives for freshwater will be something that occurs in the long term rather than the short term. Where the region's freshwater bodies are under-represented in the monitoring network new sites will need to be established. In order to have useful information to set water quality and flow limits, at least five years' worth of data is needed. Setting and reviewing limits through the catchment plans will generally be made with at least five years' worth of data.

In terms of water quality attributes, there are some indices – particularly macroinvertebrates (water bugs), periphyton (a complex mixture of algae, cyanobacteria, heterotrophic microbes, and detritus that provides the slime and filaments on freshwater substrates) and native fish where there is also limited information currently held by the Council and limits will be set in subsequent reviews of the catchment plans once that information is available.

As a result of some of the issues identified through the development of the Plan, further research needs have been identified – particularly around ways to improve water quality where this has been degraded, and how to manage the effects of a range of activities. New research needs will also be identified through the development of catchment plans.

B6.2.9 Methods to Achieve Research and Monitoring Policies

1. Council to develop an overall research and monitoring programme that includes working with a range of stakeholders.
2. Require monitoring data to be collected as part of resource consent conditions that reflect the nature and scale of the activity (eg. water quality data for discharges).
3. Research sufficient information to develop a water quality classification for all rivers, streams and lakes in the region.
4. Continue to investigate and clarify the nutrient, sediment and bacterial losses of different land uses, good nutrient, sediment and bacterial management practices.
5. Undertake further work to identify the boundaries and extent of the region's groundwater resources.

B6.2.10 Principal Reasons

- *Under the Objectives and Policies, freshwater in the region is managed to:*
  - *Safeguard the life-supporting capacity of ecosystems.*
  - *Provide drinking water and for the wider needs of communities, including economic uses.*
  - *Enable the exercise of customary uses.*
  - *Preserve the mauri and natural character values of freshwater and protecting lakes, rivers and wetlands and their margins from inappropriate use and development.*
- *Ideally, a freshwater body should be managed to provide for a wide range of these uses and values but, where this cannot be achieved, an assessment of the relative importance of their values will need to be made in each catchment.*
- *Efficiency of use is a key mechanism to enable the competing demands for water to be able to be met. In some parts of the region, waterbodies are fully or over allocated. Efficiency in allocation and use of water means that those resources under pressure will be better able to provide for the future needs of the community, while also maintaining intrinsic values which are important to the region.*
- *While regional rules in the Tairāwhiti Plan are a key tool being used by the Council to manage freshwater quality and quantity, the objectives will not be achieved without all stakeholders in*

water taking action to maintain, where needed, improve the state of our waterbodies. Ongoing research, monitoring, advice, information, education and incentives are also needed.

B7 CULTURAL AND HISTORIC HERITAGE

The provisions of B7 are regional policy statement provisions.



Regional Policy Statement

Part B7 is operative.

B7.1 Issue – Recognition and protection of the historical and cultural value associated with sites, including historic places and waahi tapu

Explanation of Issue

The Gisborne district is rich in Māori and European heritage, a good deal of which remains known and obvious.

As it represents the earliest of the country's history there is an obligation to record and protect it. This responsibility is embodied in the Treaty of Waitangi and the RMA. It should therefore underpin the process which promotes sustainability and the management of effects on the natural and physical resources. Recognition and protection of heritage values is important for the welfare of the people of the region. This is particularly so in the Gisborne region (including the coastal marine area) which is rich in Māori heritage and is the location of the earliest European contact. However protection and preservation cannot be achieved by regulation alone but also requires resources and commitment by the community. A successful strategy of heritage protection will therefore require an integrated approach that covers the whole region including the coastal marine area.

Insufficient resources have been applied to the identification of places and items of historical significance. While much research and recording has been carried out coverage of the region is not total. There is not total agreement about the appropriateness of recording information about heritage sites in a public form. There is also a lack of understanding of those items that have heritage value. A comprehensive study should be undertaken to fully appreciate the extent of the resource and to establish priority for future work.

There is an urgent need for a planning document that establishes a strategy to ensure that the heritage values of the region are recognised and provided for. At present there is little guidance on what is considered important to the region, the management of effects or the processes which are important to protect places and items of historical significance.

In addition to the RMA, there is a range of legislation controlling heritage including the New Zealand Heritage (Pouhere Taonga) Act 2014 which need to be considered.

Responsibilities

The RMA and other legislation, make it clear that Parliament expects heritage values to have a high profile in the management of effects on the natural and physical resources of the region. This will require an understanding of heritage values, recognition of heritage items, rules for protection and resources for preservation and enhancement.

Heritage Values

In addition to the responsibilities imposed by legislation there are strong cultural, social and economic reasons for protecting New Zealand's heritage. Heritage items such as buildings and places, have values in their own right and are increasingly becoming a rare and unique resource as time passes.

They are part of the natural and physical resources of New Zealand that should be managed in a sustainable manner. Historic items are visual aspects of New Zealand's development and should be protected as a record of the country's history. The manner in which previous generations lived, worked and played is a window of society and portrays the influences that have shaped the emerging culture of the community. It can also demonstrate reasons for decisions taken in the past that have had both positive and adverse effects on the environment.

There is a responsibility to record the past for the benefit of future generations. It cannot be achieved alone but will require consultation with the community, and special interest groups. The benefits can be considerable and long term in respect of education, cultural and spiritual stability, social well-being, community identity, efficient use of resources and economic returns.

Waahi Tapu

Section 6(e) of the Act makes it a matter of national importance to recognise and provide for the relationship of Māori people and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

Waahi tapu has been deliberately left undefined in the Act. This is because it should be left up to iwi/hapu to both define and disclose to resource management agencies the existence and extent of waahi tapu in their areas.

The duty of the resource management agencies is to recognise and provide for such places. If information is produced at any hearing, an application may be made by iwi/hapu to have it treated as sensitive information (section 42). It would then only be available to authorised persons.

Means

How to apply the sparse resources available to heritage protection is a matter of concern nationally, as well as in the Gisborne region. As a result, priority needs to be accorded to the most important items with other measures implemented to encourage voluntary action by the community. Competing with protection is the demand for new development which often unwittingly destroys heritage values.

The ravages of time also hastens the demise of historical items, as fabric wears out and nature changes the landform. The first priority therefore becomes the raising of public awareness of historical items and heritage values and the importance of identifying and recording places, objects, buildings and events. Then, as resources permit, the priorities would be legal protection, preservation, restoration and conservation. The means of achieving these goals ranges from acquisition, subsidies, incentives, education and rules.

B7.1.1 Objective

To recognise and protect heritage values including those of Māori whenever these are affected by the use or development of natural and physical resources.

B7.1.2 Policies

1. To ensure the effects of development proposals on significant heritage values in the region are avoided, remedied or mitigated. A heritage value should be considered significant if:
    a) It is particularly old, rare or unique within the district.
    b) It is found only within the district or contributes to the distinctive or unique character of the district.
    c) It is used, valued or appreciated by the district community as well as the local community.
    d) It is considered by Iwi to require a district approach.
    e) It relates to land owned or managed by the Gisborne District Council.
    f) It is of national significance.
2. To further the understanding of matters that have historical and cultural significance to New Zealand and the region.
3. To consult with landowners and recognise the rights of landowners to reasonable use of their land.
4. Establish links between the Government, local authority and special interest groups to ensure the integrated management of heritage understanding and protection.
5. Involve Māori in the recording and understanding of Māori heritage.
6. Seek assistance of people and agencies who have special knowledge in Māori history and culture.
7. Devise appropriate means of recording knowledge of Māori heritage while respecting the spiritual and cultural relationship with significant places and items.

8. Recognise that some groups within Māoridom do not favour public recording of cultural and heritage sites and that other approaches may be required in such cases.
9. Involve Māori in the protection and preservation of places and items of historical significance.
10. Involve Māori in the decision-making process relating to the management of effects as they relate to heritage values.
11. To recognise and use the conservation principals contained within the ICOMOS New Zealand charter for the conservation of places of Cultural Heritage Values when making decisions that might affect heritage resources of the region.
12. To promote the protection and conservation of heritage sites by the use of incentives and regulatory mechanisms in district and regional plans.
13. To recognise and promote as appropriate Councils heritage protection authority status as a method of conserving the region's heritage.
14. To ensure that heritage matters are adequately assessed as part of the resource consent process.

B7.1.3 Methods

1. Prepare a Regional Heritage Plan as the principal means to ensure the integrated management of natural and physical resources as they impact on heritage values.
2. Complete a comprehensive study of all places, items and events of historical and cultural significance which relate to particular places in the region.
3. Incorporate the findings of the study in the Regional Heritage Plan and publish the findings of the study widely to improve public awareness of the heritage values in the region.
4. Convene a forum of all interested people and agencies to co-ordinate efforts in identification and recording of significant historical places and items.
5. Utilise existing agencies and funding in an integrated manner to start a comprehensive study.
6. Seek further funding to extend existing efforts.
7. Seek assistance from people or agencies that have special knowledge in the various areas of heritage and cultural values relating to the region.
8. Utilise an agreed method of identification and recording to ensure consistency and accuracy.
9. Involve Māori in the proposed heritage study.
10. Establish dialogue with Māori to devise methods of identifying and recording Māori heritage.
11. Develop databases including, if necessary 'silent files' to be held by hapu and disclosed at their discretion, of waahi tapu and other sites of cultural significance, for use in the assessment of proposed plans, resource consents or other development proposals.
12. Ensure consultation with appropriate iwi or hapu groups on all proposed plans or resource consents which have the potential to affect Māori cultural or heritage values or waahi tapu.

B7.1.4 Principal Reasons

- ***Objective 1, Policy 1:*** *The protection and preservation of the regions heritage is important for education, cultural and spiritual stability, social well-being, community identity, efficient use of resources and economic benefit.*
- ***Policy 2:*** *It is only through a proper understanding of the heritage values that exist in the region, will an effective protection process be achieved.*
- ***Policies 5-10:*** *The involvement of Māori in the identification and recording of places and items of historical significance is important to gain a proper understanding of the significance and value. Likewise they should be involved in the statutory process in the management of effects if meaningful decisions are to be made.*

- *The ICOMOS New Zealand charter for the conservation of places of cultural heritage values contains important principals that should be applied to decisions on the region's heritage resources.*
- *The Council has a number of regulatory and non-regulatory options to achieve the protection of heritage values. Policies 11-14 reflect the main options and tools available.*
- *A plan is required to establish a strategic framework for the promotion and protection of heritage values and co-ordinate the efforts and resources of those involved.*
- *It is unlikely that a major one-off study could be funded nor is it necessarily desirable. The first priority should be to integrate existing efforts and seek further resources.*
- ***Methods 1 -8:** Unless this is achieved the value of information will be limited.*
- ***Methods 7-10:** Involvement of Māori is essential for a proper understanding of the issues that are likely to affect Māori heritage.*

B8 LAND MANAGEMENT

The provisions of B8 are regional policy statement provisions.



Regional Policy Statement

Part B8 is operative.

B8.1 Issue – Soil erosion and protection of erosion-prone land

Explanation of Issue

Soil erosion is a major issue in the Gisborne region and closely related to other issues such as water quality and natural hazards. It causes environmental degradation through siltation, flooding, reduced water quality, decreased or lost productivity of land, threat to property and life, lowered amenity and intrinsic value of the environment, and cultural affront. Soil is a valuable resource which, unless managed in a sustainable manner, can be consumed like a finite resource.

The soil erosion is due to extensive areas of soft and highly erodible rock types in the region, aggravated by large-scale clearance of the original native forest for pastoral farming. The main Raukumara Range consists of moderately hard sedimentary rocks from the Cretaceous period that are relatively stable. In places these have been fractured or crushed by tectonic movement. They are highly erodible and the major cause of aggradation and river channel modification downstream, e.g. Upper Mangatu catchment.

Geologically young sedimentary rocks extend eastwards towards the coast, dominated by soft mudstones containing swelling and shrinking clay minerals such as montmorillonite and bentonite.

The East Cape peninsular is uplifting at about 4mm a year. Geologically this is very fast and results in rapid downcutting of river systems and erosion of the soft rocks.

The climate also contributes to rapid erosion. Occasionally very deep depressions of tropical origin carrying large quantities of water bring strong north-east or east winds and heavy rainfall. These storms cause major pulses of erosion, e.g. in 1977, 1985 and 1988. As well, intense localised storms or long periods of intermittent rain saturate the soil and leave it vulnerable to erosion.

There are 359,000 ha of eroded or erosion-prone hill country in the district capable of sustained productive use. Of this total, 257000 ha can be used for (activities like) production forestry with minimal restraints on forest management and logging practices, or pastoral farming, provided that soil conservation measures are installed and maintained. There are additionally, 89,000 ha where the only sustainable productive use is forestry. Harvesting of these forests may possibly be subject to a consent process. In Council's judgement, the remaining 15,000 ha is best left in indigenous or reverting vegetation.

Tangata whenua have identified soil erosion and its consequence as an issue of major significance to them. These effects include loss of land productivity, sedimentation of waterways, aggradation of river beds, increased flood risk, siltation of land, impeded drainage of lands, loss of natural species and habitats. Impacts include inability of Māori to support themselves from traditional lands and food sources, destruction of sacred sites, destruction of natural features of the tribal rohe, and the loss of the Māori identity of the environment.

B8.1.1 Objectives

1. Rehabilitation of eroded land and stabilisation of erosion-prone land.
2. To protect downstream natural and physical resources from the adverse effects of accelerated soil erosion.
3. To minimise the degradation of the soil and land resource caused by poor land management systems and unsuitable land uses.

B8.1.2 Policies

1. To facilitate and encourage land uses and management practices – such as forestry, soil conservation works, riparian management techniques, retirement and regeneration that reduces the level of accelerated soil erosion,
2. To discourage land uses and management practices which cause or maintain accelerated soil erosion.
3. To promote methods to address soil erosion that are complementary and targeted to the more severely affected areas.
4. To promote and encourage resource user sectors to adopt voluntary measures and techniques such as self-regulation and monitoring to achieve the purpose of the Act.
5. To encourage responsibly-managed afforestation – including harvesting, recognising that there may be temporary accelerated soil erosion associated with the activity.
6. To recognise that it is not always possible to practically or economically treat erosion on class 8 land, and that retirement of land may be the appropriate response.
7. To encourage the pastoral farming industry to adopt principles of sustainable management.
8. To provide for the maintenance and future development of essential public services such as network utility operations, where these activities meet section 5(2)(a)(b)&(c) of the RMA 1991.

B8.1.3 Methods

1. Develop and implement Tairāwhiti Plan provisions that will provide for sustainably managed activities while incorporating controls for accelerated soil erosion, preservation of significant natural vegetation and habitats, (method B9.1.3(3)), control of diffuse-source discharges to water, management of riparian margins, retirement of untreatable land and other aspects of sustainable land management.

   Provisions will be developed in consultation with tangata whenua, land user groups such as the farming, forestry sectors, the Department of Conservation and the NZ Defence Force and other interested parties. Provisions to address the issues may include self-regulation, education, advocacy, objectives policies, rules and other techniques to achieve the purposes of the Act.
2. Carry out a study which will identify whether it is feasible and appropriate to:
   - *Extend the existing controls which apply to vegetation removal and earthworks to require all landowners to avoid remedy or mitigate the effects of uses and practices which cause soil erosion.*
   - *Determine which classes of land should be the subject of such controls.*
   - *Operate an 'eroder pays' principle whereby those carrying out an activity contributing to accelerated soil erosion pay compensation towards ameliorating the effects.*

   As part of this study Council will consult with tangata whenua, landowners, the farming and forestry sectors, central government and other interested parties. The outcomes of this study and consultation will be reported back to the Council and interested parties by mid-2002 and changes to plan provisions will be proposed if necessary.
3. Implement a concerted programme of education for the general community, interest groups and Government agencies with respect to soil erosion and rehabilitation.
4. Implement a programme of advocacy and education of landowners to encourage sustainable land uses.
5. Ensure Council initiatives are complementary to central Government initiatives.
6. Where funding is available provide technical advice, material or financial soil conservation assistance to landholders.
7. Vigorously promote and encourage central Government assistance to address the soil erosion issue.

8. Include in the Tairāwhiti Plan district provisions providing for activities such as farming, forestry, temporary military training and search and rescue exercises, in appropriate areas and circumstances.

B8.1.4 Principal Reasons

- *The effects of erosion – including soil loss, productivity loss, siltation of water, river aggradation, landslip, flooding, loss of aquatic habitats – are serious and should be avoided or mitigated.*
- *The best means of addressing soil erosion is to encourage responsibly managed land uses and to bring about changes to land uses and practices which cause or contribute to erosion. Changes will not occur unless landowners understand the need for them, and are encouraged to achieve them.*
- *The best options will vary with the characteristics of the site and the circumstances of the owners. There are also several processes available for achieving such land uses, ranging from direct works to education, advocacy, self-regulation to regulation. All of these are relevant, and will be used.*
- *In particular the importance of private sector forestry as a means of controlling soil erosion is recognised. This is suitable on all classes of eroding or erodible land and is particularly suitable for stabilising the more severely eroding land. However forestry will not be confined to only the more severely eroding land in order to protect the economic viability of the pastoral farming industry and its support services. Forestry has a range of economic benefits, and environmental risks which need to be managed.*
- *Government involvement is considered necessary in recognition that the huge scale of the problem is beyond the resources of landowners and the Council. Carefully targeted financial assistance will both encourage landowner involvement and – in some cases – make commercial participation economically viable.*
- *Erosion of Class 8 land is not always able to be practically or economically treated. Such lands should be retired and allowed to regenerate naturally as far as possible but some sites are beyond the point of no return and erosion will continue to occur there. Much of the Class 8 land is in indigenous vegetation and within the conservation estate. It should not be assumed that Class 8 land is automatically the land most severely affected by erosion.*
- *The avoidance, remediation and mitigation of soil erosion is not the only component of sustainable land use. While farming and forestry are major land uses in the region, the promotion and encouragement of a diversification of uses will assist in the development of sustainable systems to ensure the needs of future generations are met.*
- *Regional policy focuses on changes in activities affecting land and does not address existing unsustainable uses that simply continue.*
- *There is a need to expand this plan to deal with other aspects of sustainable land management. This will require a study to establish the feasibility and likely effectiveness of regulatory and economic techniques. The development of a sustainable management plan will enable all interested parties, including tangata whenua, the forest industry, the farming industry, and conservation groups to have input into developing a strategy for sustainable land management.*
- *The Council recognises that landowners and land users have a long term interest in the resource and that some of these groups have expressed an interest in designing their own set of environmental standards and codes of practice to be incorporated into the sustainable land management plan. These initiatives, if properly conducted, are consistent with the principle of encouraging users to take responsibility for the effects that their activities may cause.*

B8.2 Issue – The detrimental effects of pests on the integrated resource management

Explanation of Issue

Weed and animal pests have many adverse effects on the environment. These include creating a threat to indigenous ecosystems and also to increasing erosion with all the concomitant environmental costs.

Although pest control is a Council function, it is not a specific role under the RMA. However, because of the adverse effects pests have on the environment, Council can address pest issues in the Tairāwhiti Plan in the context of providing effective integrated resource management. Council's specific pest control function comes from the Biosecurity Act 1993. Here, Council is responsible, in association with other agencies such Ministry of Primary Industries (MPI) and DOC, for the regional administration of legislation concerned with the control of different terrestrial and aquatic pests. The principal method of implementation will be Regional Pest Management Strategies. Pest management strategies will effect a partnership between Council, DOC, MPI, other agencies such as NZTA and Land Information New Zealand (LINZ).

B8.2.1 Objective

1. Avoidance or mitigation of the adverse effects of pests on the environment, such as increased soil erosion and reduced indigenous ecosystem and species diversity.

B8.2.2 Policies

1. To identify and co-ordinate responsibility for pest control between agencies and individuals on Crown, lease and freehold land.
2. To work with agencies in neighbouring regions to ensure compatible policies and to maximise the effectiveness of control programmes.
3. To ensure that soil conservation measures within regional/district plans confer responsibility for control of pests contributing to erosion.
4. To assess priorities for pest control and ensure that adequate resources are available for the effective implementation of Council's pest control programmes.

B8.2.3 Methods

1. Develop Regional Pest Strategies (in consultation with others) under the Biosecurity Act 1993 to establish and co-ordinate responsibilities for aquatic and terrestrial pest control.
2. Consider implementing rules to govern potential pests which are kept domestically or farmed.
3. Support other agencies in their efforts to ensure they have adequate resources to meet their pest control obligations.
4. Provide education and information to assist individual landholders to understand the significance of the pests issue and to carry out private pest control.

B8.2.4 Principal Reasons

- *Weed and animal pests have a number of adverse environmental effects including causing erosion, damaging native vegetation and habitats, lowering the productivity of land and spreading health problems for people and stock. The objective seeks to minimise these effects.*
- ***Policy 1:*** *The Crown, councils and landowners all have roles under the Biosecurity Act. Co-ordination is required for maximum effectiveness.*
- ***Policy 2:*** *Weeds and animal pests spread across boundaries so it is important to ensure approaches in neighbouring regions are compatible.*
- ***Policy 3:*** *Soil conservation measures would be incomplete and less effective unless they are integrated with pest control.*

- ***Policy 4:*** *With limited resources available for this and other issues it is important that priorities be set and best use is made of available funding.*
- ***Method 1:*** *The Biosecurity Act provides a clear framework for pest management that is expected to be adopted throughout New Zealand. It would be inconsistent and confusing to adopt other methods for administration and implementation.*
- ***Method 2:*** *Escaped farm animals can breed and spread rapidly in the wild, becoming pests. This has already occurred with goats and has the potential to occur with new species which may be introduced.*
- ***Method 3:*** *The Council is in a good position to observe the effectiveness of other agencies, identify shortcomings in their programmes and advocate for improved resources.*
- ***Method 4:*** *Education and information are critical to enable people to understand the issue, and accept and take part in pest management strategies.*

B8.3 Issue – Loss of highly productive and versatile soils through closer subdivision and settlement, particularly around the urban area of Gisborne and loss of highly productive and versatile soils through unsustainable management practices

Explanation of Issue

Highly productive and versatile soils play a major role in the economy of the region.

Poverty Bay has approximately 17,000 ha of land suitable for this purpose while Tolaga Bay has approximately 5000 ha. These soils are among the most fertile and productive in the country, but are a very finite resource, representing only 5% of the region. The soils referred to are the series described as Waipaoa, Matawhero, Waihirere, Makaraka and Makauri. The RMA requires the Council to safeguard the life supporting capacity of soils and to sustain their potential to meet reasonably foreseeable needs of future generations. In this region the main issues that have been identified are the loss of such soils through subdivision for housing and the potential for losses due to management practices that deplete soil fertility and structure.

These lands are also attractive for low-density residential ('lifestyle') and, to a lesser extent, commercial or industrial use. The adverse effects of such use include direct loss of the soil resource and also constraints on the operations of growers because of concerns by new residents about matters such as noise, dust and spraying. The Council's policy has been to divert such uses onto less versatile parts of the Poverty Bay flats close to Gisborne city and the townships.

B8.3.1 Objective

1. To protect soils which are highly fertile and versatile from the effects of subdivision and land use which are likely to result in their permanent or long-term loss.

B8.3.2 Policies

1. To recognise the importance of highly productive soils to the economic and social well-being of the community.
2. Enable low-density residential development to take place on sites where its effects would not conflict with objective.
3. Recognise the need for all activities on highly productive soils to avoid adverse environmental effects and unsustainable practices.

B8.3.3 Methods

1. Maintain district rules generally preserving highly versatile and productive lands for that use on the Poverty Bay flats.
2. Provide in the Tairāwhiti Plan for lifestyle rural development in areas located on less versatile soils and close to Gisborne city.

3. Adopt air quality provisions in the Tairāwhiti Plan to control adverse effects such as dust and spray drift.

4. Consider the adoption of measures to protect soil fertility and structure if evidence develops that these are being adversely affected by cropping practices.

B8.3.4 Principal Reasons

The economic use of the limited stocks of these soils is important to the economic and social well-being of the Gisborne district. If lifestyle subdivision continued to occur at past rates over the medium to long term on the versatile soils then there would be a significant loss of economic potential in the region. District provisions in the Tairāwhiti Plan the appropriate place to control the effects of rural land use and subdivision. Controls are only considered necessary on the Poverty Bay flats as there is little evidence of encroachment of lifestyle blocks or impacts on production in other areas such as Tolaga Bay or Waiapu.

- ***Policy 2 and Method 2:*** *Lifestyle subdivision is a legitimate land use which should be provided for. The Council has previously identified suitable locations immediately to the north and west of the Gisborne urban area, in a sector from Makaraka to Hexton on the flats and in the hill country from Hexton to Makorori. These are soils of lesser versatility that are conveniently located to minimise commuting.*
- ***Policy 3 and Methods 3-4:*** *There is some potential for productive land uses to create adverse effects, such as noise, dust, spray drift, loss of soil structure and nutrients, soil compaction, long term contamination and depletion of soil life and soil structure from spray residue and these should be avoided. Air quality is a regional responsibility and Council as a unitary authority intends to achieve a close integration through the Tairāwhiti Plan.*
- *The Council is not aware of significant or permanent adverse effects on the soil resource itself from cropping activities. The soils concerned are generally very deep, very fertile and versatile.*
- ***Policy 3 and Method 4:*** *Loss of structure such as compaction can sometimes be restored simply but may, in some cases, require the cessation of arable uses.*

B9 NATURAL RESOURCES

The provisions of B9 are regional policy statement provisions.



Regional Policy Statement

Part B9 is operative.

B9.1 Issue – Natural values, outstanding natural features, significant indigenous vegetation, significant habitat of indigenous fauna, natural character of the coastal environment, lakes, rivers, wetlands and their margins, have been or may be degraded by inappropriate subdivision use and development

Explanation of Issue

There exist in the district numerous areas that are either in a substantially unmodified natural state, or in a modified state which still possess considerable natural character and conservation value.

These include areas of the coastline, rivers, wetlands and their margins, remnants of native forest, areas of regenerating native forest and, in places, substantial areas of native forest in the Raukumara Ranges. The protection of remaining areas is clearly a requirement of sustainable management where their value is significant. However such areas are threatened from time to time by development for productive or economic use such as farming, forestry or housing.

The most significant conflict in this region is likely to be over land with a cover of reverting native vegetation. Once cleared for pastoral farming, and now reverting in kanuka, manuka and other species, such land is often seen as suitable for conversion to forestry. It is often close to established roads and settlements, and has a former history of economic use. Contours and soil fertility are suitable for forestry. Much of this land is in the north of the district which is in a particularly severe state of economic depression.

Much of the land is owned by tangata whenua whose representatives have already stated their own intention to avoid the clearance of established indigenous forest, although not kanuka or manuka. These reverting lands are seen by them as a valuable opportunity for economic development, in some cases virtually the only opportunity.

On the other hand, such vegetation is also valuable for its landscapes, habitat, soil conservation and intrinsic values.

The major areas of substantially unmodified native vegetation, e.g. in the Raukumara Ranges, are less likely to be attractive for exotic forest conversion because of their remoteness, steepness and erodibility.

The region has no major lakes. Numerous small lakes and tarns exist such as the Tiniroto Lakes, which have value as wildlife habitats and for their scenery.

Rivers with significant conservation or scenic value in the region include the Waipaoa, Waiapu, Mata, Tupaeroa, Awatere, Uawa, Hikuwai, Mangatokerau, Wharekopae, Waikohu, Te Arai and their tributaries. The headwaters of the Motu, Hangaroa (Wairoa), Waioeka and Waikura rivers arise in the region before flowing out through neighbouring regions. High sediment loading from soil erosion limits the habitat, recreational and scenic values of some of these rivers.

In many cases it is smaller rivers, such as the Te Arai and Wharekopae which have the highest value, because of better water quality or the existence of small remnants of indigenous vegetation along the banks. Significant wetlands are scarce but numerous small examples exist.

Public access to these water bodies is provided by various reserves and formed or unformed legal roads. In many cases access is insufficient or rights of access unknown.

There are numerous dramatic landscapes in the region. Many of these, and most of the more accessible ones, are on the coast. Others are associated with the Raukumara Ranges and the major river systems.

The major threats to landscape arise from unsympathetic developments in the coastal environment, clearance of native vegetation and development works on skylines. Adverse effects on landscape are likely to be localised.

B9.1.1 Objectives

1. The preservation of the natural character of the coastal environment, lakes, rivers, wetlands and their margins, and the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.
2. The protection and rehabilitation, where appropriate, of areas of significant indigenous vegetation and significant habitats of indigenous fauna, including their genetic and biological diversity.
3. The sustainable management of natural and physical resources.

B9.1.2 Policies

1. Where there is a public conservation interest in private land, owners should not be denied reasonable use of their land without consultation.
2. Enable interested persons to have the opportunity to consider options for conservation of significant natural areas.
3. Recognise and provide for kaitiakitanga and rangatiratanga in dealing with conservation issues on Māori land. See methods B1.2.3 (1) to (6) to support this policy.
4. In order to recognise the national importance of maintaining or enhancing public access to and along the coastal marine area, lakes and rivers, management restricting access should only be imposed where such management is necessary:
    - *to preserve the natural character of the coastal environment, wetlands, lakes, rivers and their margins, such as keeping access to boardwalks over sensitive dunes or restricting motorised recreation in sites more appropriately used for passive recreation; or*
    - *to protect areas of significant indigenous vegetation and habitats of indigenous fauna such as sensitive vegetation or breeding and roosting sites.*
5. Promote increased knowledge and understanding of the extent and value of significant natural areas in the region and promote their protection by landowners.
6. Promote the protection or re-establishment of indigenous vegetation in riparian margins, and priority should be given to indigenous species.
7. Promote where appropriate, the sustainable management of indigenous forest land in accordance with the indigenous provisions of the Forests Act 1949, as inserted by the Forests Amendment Act 1993.
8. To protect areas of significant native vegetation and areas of significant habitats of indigenous fauna within the region, including the coastal marine area. Where significant areas are degraded, to rehabilitate them, where appropriate, as a matter of priority. Recognise that any other areas of indigenous vegetation should be disturbed only to the extent reasonably necessary to carry out permitted or approved activities.
9. To preserve the natural character of the coastal environment, wetlands and lakes and rivers and their margins in the region and protect them from inappropriate subdivision, use and development. To protect significant landscapes and outstanding natural features, such as those defined as being nationally, regionally or internationally significant, from inappropriate subdivision, use and development.
10. To promote sustainable management of indigenous vegetation, including regenerating indigenous forest, and habitats of indigenous fauna.

B9.1.3 Methods

1. Provide information in Tairāwhiti Plan to increase awareness of significant sites and areas along with any obligations pertaining to them.
2. Compile in consultation with DOC, land owners and other interested parties, a register of significant natural areas in the region. This register is for use in promoting awareness and landowner participation in preservation and developing plan provisions, including the proposed regional sustainable land plan. It will also enable the range of management options to be explored.

Significant natural terrestrial, freshwater and marine areas include the following:

- areas of significant indigenous vegetation & significant habitat of indigenous fauna.
- significant landscape and outstanding natural features.
- areas of significant natural character.

Criteria to aid determination of significant natural areas could include:

a) Areas that have been especially set aside under statute (this includes covenants) for preservation or protection purposes.

b) Areas recommended for protection under the Protected Natural Areas Programme or in reports to the Forest Heritage Fund and the Nga Whenua Rahui Committee.

c) Landscapes that have been identified as regionally, nationally or internationally significant.

d) Visually or scientifically significant geological features, including those identified in the New Zealand Geo-preservation Inventory compiled by the Joint Earth Sciences Working Group

e) Areas where the adverse effects of any activity should be avoided or remedied because they are areas and habitats important to the continued survival of any indigenous species.

f) Areas containing nationally or regionally vulnerable species or nationally or regionally outstanding examples of indigenous community types.

g) Outstanding or rare indigenous community types within an ecological region or district.

h) Habitat that is important for regionally rare or threatened species and ecological corridors connecting such areas.

i) Areas important to migratory species and to vulnerable stages of common indigenous species.

3. Develop policies and methods in the Tairāwhiti Plan that require resource consents to be obtained before significant natural areas, landscapes and indigenous ecosystems in the register outlined in Method 2 can be modified.

4. Develop rules requiring retention of vegetation in riparian margins from inappropriate subdivision, use and development. Where retention is not practical, rules should encourage re-establishment with priority given to indigenous species.

5. Provide incentives for the protection of areas of undeveloped or unused land containing significant indigenous vegetation or habitats.

6. Consider acquisition of land to improve access to natural areas or protect natural values, where appropriate, and feasible. Advocate to landowners with natural areas of value that they use formal protection methods such as reserves and covenants under the Conservation Act and the Queen Elizabeth II National Trust Act.

7. Encourage and, where possible, assist with survey and research projects with other agencies.

8. Develop policies and methods in the Tairāwhiti Plan which promote sustainable management in relation to the clearance and modification of areas of indigenous vegetation.

B9.1.4 Principal Reasons

- ***Objectives:*** *The objectives meet basic requirements of the RMA.*
- ***Policies:*** *The policies recognise that the public interest in the conservation of natural areas must be balanced against the rights of individual landowners to make reasonable use of property. Where these interests conflict then opportunity should be provided for options to be considered. The policies also recognise the Treaty rights of Māori owners.*
- ***Methods:*** *The methods are chosen to achieve a balance between conservation of natural areas, provision of access, protection of landscapes, and the rights of landowners to reasonable use of their land. They provide a means for identifying significant areas and the opportunity to explore options for their conservation prior to consent being given for their modification. Riparian margins are specified because these margins, although small, have many values and can often be preserved or allowed to regenerate without impacting on reasonable use.*

B9.2 Issue – Public access to and along the margins of rivers, lakes and the coastal marine area is required to be maintained and, where practical, enhanced but this can conflict with ecological values, cultural values, natural character and private property rights

Explanation of Issue

The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is considered a matter of national importance to be recognised and provided for under section 6(d) of the Act. Public access includes tracks or road access and its recognition and provision may involve the provision of facilities and structures such as tracks and launching ramps.

The NZCPS amplifies this requirement of the Act in respect of the coastal marine area by including a policy specifically referring to the public access to and along the coast.

While public access is a matter of national importance, there can be a conflict of interest where access needs to be discouraged because areas have sensitive cultural values, natural character, ecological values or safety concerns such as seasonal fire risks.

B9.2.1 Objective

1. Maintenance or enhancement of public access to and along rivers, lakes and the coastal marine area.

B9.2.2 Policies

1. In order to recognise the national importance of maintaining and enhancing public access to and along the coastal marine area, lakes and rivers, management restricting access should only be imposed where such management is necessary:
    a) To preserve the natural character of the coastal environment, wetlands, lakes, rivers and their margins, such as keeping access to boardwalks over sensitive dunes or restricting motorised recreation in sites more appropriately used for passive recreation.
    b) To protect areas of significant indigenous vegetation and habitats of indigenous fauna such as sensitive vegetation or breeding and roosting sites.
    c) To protect Māori cultural values such as urupa.
    d) To protect public health and safety such as diversion away from areas of danger like land subsidence, river control construction sites, port operational areas and areas used for defence purposes.
    e) To ensure a level of security consistent with the purpose of a resource consent.
    f) In other exceptional circumstances sufficient to justify the restriction notwithstanding the national importance of maintaining that access.
2. To ensure, when planning for and making decisions on new subdivision, use, and development, that:
    a) There is no reduction in the quality of existing legal access to and along water bodies, unless that reduction is consistent with Policy 1, above
    b) Opportunities for access to and along water bodies, or parts of water bodies, not restricted by Policy 1 above, which are considered by Council to be of benefit to the local community for their conservation, recreational, cultural, scenic, spiritual or other amenity values are recognised and provided for.

    Criteria that could be considered by Council to achieve this include:

    - *access to and along water body margins will be a priority for all the coast and rivers that connect the coast to Crown or Council reserves, or rivers that connect residential development to the coast, or main roads following the coast to the coast.*

For waterbodies outside those provided by Policy 2(b), Council will, in general, give priority to public access provisions to the more substantial streams and rivers, such as those whose bed width averages three metres or more at that point.

B9.2.3 Methods

1. Develop schedules in the Tairāwhiti Plan of areas where maintained or improved public access to and along rivers, lakes and the coastal marine area is needed. The schedules will be compiled in consultation with landowners and users, having regard to current land use and operations.
2. Include in the Tairāwhiti Plan, policies and methods that ensure that, where appropriate, esplanade reserves and strips will be used to protect and enhance riparian and aquatic habitat values, water quality and public access.
3. Examine the issue of maintaining or improving public access to the coastal marine area in more detail in the Tairāwhiti Plan.
4. Attach conditions to resource consents, aimed at maintaining or enhancing public access to and along rivers, lakes and the coastal marine area.
5. Where riparian management is adopted as a method, encourage its dual use for public access.
6. Designate and acquire reserves, as appropriate.
7. Council may consult with landowners and advocate to them, where possible, for the inclusion of public access provisions to covenanted land under such acts as the Conservation Act, the NZ Walkways Act and the QE II National Trust Act.
8. Include provisions in the Tairāwhiti Plan, identifying those areas and circumstances where public access may need to be restricted.

B9.2.4 Principal Reasons

- ***Objective 1:*** *The objective reflects a statutory responsibility.*
- ***Policies 1-2:*** *The maintenance and enhancement of public access to and along lakes and rivers will provide for use and enjoyment of the amenity, scenic and recreational values of rivers and lakes and for the cultural and spiritual values and customary uses of tangata whenua. It will also assist in public monitoring of water use and water quality. Under some circumstances, restrictions on public access to and along rivers and lakes may be necessary. These circumstances are listed in the policy and can be provided for within each of the methods indicated.*
- ***Method 2:*** *Public access to freshwater access strips.*
- ***Method 3:*** *The preparation of the coastal provisions in the Tairāwhiti Plan is the appropriate vehicle to develop more detailed policy for public access, having regard to uses of coastal water. District provisions in the Tairāwhiti Plan will implement any such policy.*

Attachment 7: Residential Urban Design Guide: Addressing TRMP Commissioner feedback (Yellow)		
General	**Comment/ action**	**Checklist**
Purpose and audience - would be good to have an introduction stating purpose/context, and audience (developers, planners, landowners?).	This section has been updated which incorporates the following: 1. purpose and context (which is being refined to be more responsive to the cultural context) 2.Intended audience included (within the "Application of this Guide" Section on pg 1.	1. In-progress 2. ✓
Integration of Te Ao Māori – suggest including te reo Māori kupu/terms consistently and provide an appendix explaining terms like tangihanga, whānau spaces, etc.	This is being applied more holistically across the guide, within what a guide can provide for. 1.Translate titles – GDC to do Papakāinga guides – going to be quite different less about spatial/visual 2.Reference – MFE MDRS guide and GWRC design toolkit. Edit 3.Guidelines to incorporate principles – more weaving throughout the Guide. 4.Urban Plan Change exploring how to incorporate place names etc.	1. In-progress 2. page added – In-progress 3. In progress – discuss with Māori partnerships and engage treaty partners. 4. In-progress
Consistency - ensure terms like "communal outdoor living spaces" and "private outdoor living spaces" are defined and used consistently across sections.	Agreed, has been checked.	✓
Outcomes (numbered) - the outcomes for each section are clear – how will they be measured?	Have explained Outcomes further in the Design Guide Application section.	✓
Integration of CPTED (Crime Prevention Through Environmental Design) into the various guidelines	Perhaps be explicit that these have been considered and provide a link to MoJ document? 1. Provided Ministry of Justice CPTED Link 2. be clearer that DoC considers CPTED principles	1. ✓ 2.
1.Tairawhiti/Gisborne Context and Purpose	**Staff action**	**Checklist**
There is no explanation as to what is happening/likely to happen locally with residential development…I assume it is generally infill and some vacant site townhouse development? What are the matters that have arisen to date that would benefit from the Guide. Assume that this is purely for Residential Zone development, not mixed use or CBD apartment developments – need to make that clear.	Risk in making it "issues" based. What needs to be shared with the applicant? Perhaps a way to write this that is positive/outcomes based. <u>Planned</u> environment, expectations of change. Med density residential zone / gen res. Talk about the expectations – what different environments going to create. What is happening? The operative plan provisions are outdated and no longer meet current residential development needs. It may be counterproductive to address current issues as we are working towards ensuring a planned environment is better supported by a design guide. However, the matters that have arisen to date re-affirm the "why" we require a design guide.	1. ✓ 2. ✓ 3. ✓

There needs to be a "reality/usability" check on the content.	If means what I think it means…. Add line about not all guidelines / scenarios working with the parameters of a project – which is why can be explained in the design statement. Guide has been written to be usable, using clear and consistent language and images that are achievable within the planning rules and provide financial yield. Feedback will be provided in plan adoption engagement. We are working closely with the urban plan change team and the GDC resource consenting team to ensure the use of the guide has been tested.	✓
There are some quite broad statements with no linking to on the ground practical examples of how that is to be implemented. For example under "*Site, Context and Public Interface*" for: Guideline 1 there is nothing to illustrate how to do this, for Guideline 2 there is no information on which maunga to orient to and how this works while still retaining street frontage and passive solar, for Guideline 3 all the illustrations are for flat properties – there is no further information on this (also earthworks are generally undertaken at the initial subdivision stage	Guide is intended to be broad as it will statutory therefore cannot be too prescriptive across contexts. Some image examples have been included for Guidelines 1-3. 1. Outlook image 2. Gradient image	1 In progress 2
2.Integration within the Guide	**Staff action**	**Checklist**
It is hard to decipher how to navigate your way around the guide. Perhaps a step by step flowchart would assist. Also, there is no guidance given on which of the "Outcomes" or "Guidelines" are more important for different sites or situations (eg if the site is vacant but the street faces south, how do you achieve 'eyes on the street' but good outdoor space). An indication of the relative importance/flexibility of each aspect would be helpful. Also how to achieve one guideline at the same time as achieving another guideline (eg stormwater management, landscape and open space).	Can add this in with "reality/usability" issue. 1. Have clarified that the outcome is the overarching goal, gives space for applicant to explain why Guideline may not be being met on new Page 2. 2. Do not consider it necessary to outline achieving one guideline at the same time as another. That is inherent in all planning documents, and the Guides have been written not to conflict, and where there are exceptions, an applicant will have the opportunity to explain in the Design Statement.	✓
3.Link to district plan	**Staff action**	**Checklist**
Links to objectives, policies and rules in the district plan would help to show how the guide achieves what is in the plan (if that is relevant).	Not relevant – but will work with planners to ensure Guide is correctly referenced in the	✓

	plan. Have been explicit on new page 2 that this does not cover the Plan.	
4.Tairawhiti/Gisborne Examples and Situations	**Staff action**	**Checklist**
There is little to explain how to respond to the Tairawhiti/Gisborne environment (cold in winter, hot in summer with tropical cyclones). Illustrations showing flat roofs and buildings without eaves or shading, no covered outdoor areas seem to be the opposite of what would be suitable in this environment. Also appear to be the opposite of Guidelines 49 and 51.	1. Updated illustrations to be consistent about eaves etc. 2. Provided new internal diagram of flow. 3. Updated text to be specific about weather.	1. ✓ 2. ✓ 3. ✓
Know it is difficult to obtain landowner permissions to use photos of existing situations, but think there should be some effort to do this to illustrate how a new development could integrate into an existing residential situation by using similar roof profiles.	Deviation from style used. Have attempted to achieve this on page but agree illustration could be clearer. 1. Provide clearer illustration on responding to surrounding context We have assessed the featuring existing developments in the design guide but weighed up the risk of applicants simply copying a development because it's shown in the guide. Illustrations provide more room for interpretation.	1. In progress
There is no information on what are economically smart ways to achieve the outcomes sought.	Slightly out of scope but have provided an idea on page 17 for guidance on variation in modular typologies.	✓
In summary, I found the document to be very Eurocentric and appearing to be applicable to an urban city environment, rather than a provincial town like Gisborne (no offence intended) where the economics of urban redevelopment are likely to be even more restrictive than in more upmarket cities, and more specifically to urban environments where the expression of Māori culture can be incorporated. Essentially the guide needs to be Bespoke for Tairawhiti/Gisborne.	Feedback noted. We are working on making the guide more Tairāwhiti centric, where we are working with Māori Partnerships to incorporate input from iwi partners when we engage on the urban mahi.	
Section-specific feedback	**Staff action**	**Checklist**
<u>Site, context, and public interface (Part 1)</u> **Strengths** - emphasis on integrating natural, built, and cultural features. Outcomes 1 & 2 focus on human-scale design and surrounding context. **Suggestions** - add a guideline on how to address climate resilience (e.g., use of shade, permeable surfaces). Those are very Gisborne-specific issues.	Would this overlap with resilience? Can strengthen this in the appropriate section. Unless locating on-site for climate?? Perhaps seek clarity on this one?	
<u>Outdoor living spaces (Part 1)</u> **Strengths** - clear guidelines for both private and communal spaces, with practical suggestions. **Suggestions -** address shared responsibilities for maintaining communal spaces in larger developments.	Guidelines already about providing spaces that are easy to maintain. The Guides can't control what happens post RC. Can this line be strengthened? Can be discussed further if required.	

Access and servicing (Part 1) **Strengths** - prioritising pedestrians and alternative transport modes aligns with sustainability goals. **Suggestions** - strengthen the active language on accessibility, e.g., *"ensure pathways and entrances meet universal design standards"*.	Needs to be where possible, as this means have to do it if possible. but could be "where possible ensure… " Introduce guideline about paths to front doors being accessible	
Landscape and internal amenity (Part 2) **Strengths** - emphasising indigenous planting and universal design principles aligns with sustainability and equity goals. **Suggestions** - include guidance for managing landscaping over the long term, particularly in communal spaces.	Covered by 44 – can add more context to what this means.	
Stormwater and resilience (Part 2) **Strengths** - great low-impact design suggestions, such as permeable paving and rain gardens. **Suggestions** - add more detail to incentivise the use of these features (e.g., how they meet local or national standards and direction), and note the relevance to Gisborne.	Can add more in the opening description to Gisborne's context. Updated introduction	✓
Checklists (Part 2) **Strengths** - really useful for developers and planners to ensure compliance with guidelines. **Suggestions** - ensure all sections of the checklist align directly with corresponding guideline numbers (some seemed not to – Stormwater and Resilience numbers 47-53 but only goes to 52)? But it's only a draft, am sure it'll be sorted!	To fix	
Further questions	**Staff action**	**Checklist**
1.Implementation Will the guide include a section detailing how it will be enforced (e.g., through resource consents or as a non-statutory tool)?	This is currently unclear and has been a problem since conception. Ideally through matter of discretion once we know the zones. The guide has been written as if it is statutory, and we are working with the Plan change team to correctly incorporate it.	
2.Futureproofing Will the guidelines be updated regularly to reflect evolving best practices or respond to climate change impacts?	Good question. It is easier if not adopted into the plan. However, will lose statutory weight.	

Additional feedback to be addressed:

1. GDC Māori Partnerships team have assessed the design guide against the application of the GDC Te Tiriti Compass and have provided useful guidance on areas requiring improvement. The team have suggested further engagement with iwi partners on the design guide.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

25-52

Title: **25-52 Progress of Kaiti Masterplan**

Section: Sustainable Futures

Prepared by: Viveshen Murugan - Intermediate Policy Planner

Meeting Date: Thursday 13 March 2025

Legal: No	Financial: No	Significance: **Low**

Report to TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW / AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI for decision

PURPOSE - TE TAKE

The purpose of this report is to provide a progress update on the development of the Kaiti Masterplan, which is necessary to implement the Tairāwhiti Future Development Strategy 2024-2054 (**FDS**) and National Policy Statement on Urban Development 2020 (**NPS-UD**).

SUMMARY - HE WHAKARĀPOPOTOTANGA

The FDS and FDS Implementation Plan directs Council to undertake the development of urban masterplans for the City Centre, Kaiti, Elgin and Awapuni in the short term (1-3 years). The development of masterplans focuses on those areas of Gisborne identified for intensification and areas that will assist the NPS-UD goal of well-functioning urban environments.

The FDS adoption on 14 March 2024 (Decision Report **24-26**) also directed staff to "develop a draft masterplan for Kaiti with Kaiti within the next 12 months".

This report will clarify what a masterplan is, and outline progress to date on the development of the draft Kaiti Masterplan. Staff are seeking feedback from the Committee on development of key themes and high-level opportunities.

Staff are preparing to engage with iwi partners on the Kaiti Masterplan, before a final draft is presented back to Council.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Tairāwhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Provides feedback on the high-level opportunities.

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: masterplans, NPS-UD, FDS, TRMP, Kaiti, Tairāwhiti Resource Management Plan, Future Development Strategy, National Policy Statement Urban Development

BACKGROUND - HE WHAKAMĀRAMA

1. The Future Development Strategy 2024-2054 (FDS) identified the preferred approach for providing the projected demand for new dwellings in Tairāwhiti. The FDS Implementation Plan directs us to undertake master planning, which focuses on those areas of Gisborne identified for intensification and areas that will assist the NPS-UD goal of well-functioning urban environments.

2. To align more closely with the FDS adoption and clear priority for Kaiti, focus has shifted to the development of the Kaiti Masterplan, with the remaining masterplans to follow. This report focuses on the progress made on the Kaiti Masterplan.

What is a Masterplan and where do they apply?

3. A masterplan is a comprehensive framework that illustrates where and how development can occur. It provides a better understanding of the spatial characteristics of a place, and seeks to strengthen character and identity, integrating transport, housing, parks, infrastructure, and community facilities.

4. The masterplans being prepared, will articulate vision and aspirations for the future, guiding Council's decision-making processes. The masterplans provide opportunity to reflect the priorities of Te Tairāwhiti iwi and hapū and the wider Tairāwhiti community, in identifying areas suitable for change while protecting the qualities that are most valued.

5. The masterplans for the City Centre, Kaiti and Elgin focus on accommodating anticipated housing and business growth, ensuring these suburbs contribute to well-functioning urban environments and high levels of amenity.

6. Councillors requested further discussion on the scope of the Awapuni Masterplan, which was discussed at a workshop with Councillors on 26 February 2025 (the TRMP Commissioners were also present). Councillors were concerned that it would be a missed opportunity to not consider the broader complexities of the Awapuni area, including heavy vehicle movement and residential, industrial, and outer commercial zones.

A Masterplan sets a Vision

7. A masterplan can develop a vision for a place, an aspirational view on future growth and development for a community.

8. The Spatial Plan 2050, which was consulted on extensively, sets a vision for Te Tairāwhiti, **Tairāwhiti Piritahi - Tairāwhiti First**. The FDS sets the overarching objective in that **"growth and development must strive towards achieving a harmonious co-existence of vibrant communities and a thriving environment"**. The above visionary statements have informed the development of a Kaiti Masterplan vision and objectives.

What has occurred so far?

9. Post FDS adoption, a procurement process was initiated to secure the necessary technical expert services to prepare the masterplans. Scope of works were developed for each of the masterplan areas, with consultants appointed during late August 2024.

Stage 1: Discover (Late August to mind-October 2024)

10. An initial desktop spatial analysis was undertaken, which was informed by technical and engagement information used to develop the FDS, including other information held by Council.
11. In September 2024, site visits were conducted to obtain a better understanding of the areas being worked on and meet Council teams to discuss the key issues associated with each area. These site visits helped understand the scale, existing character and observing some apparent issues and opportunities from an urban design perspective.
12. Spatial analysis was undertaken which assessed several layers of information to inform a better understanding of Kaiti which include natural hazards (flooding, land stability), land use, ownership (Council, Kāinga Ora), blue network (waterfront, rivers, and streams), green network (parks and reserves), which is illustrated in **Attachment 1**.
13. The outcome of this stage of analysis produced a map which suggested areas that may be suitable for intensification. **Attachment 2** weighs up development constraints (no constraints, minor constraints, and no-go areas) against a level of accessibility (less accessible to highly accessible).
14. The areas for Intensification spatial analysis map is explained as:
    a. No-go areas: denoted in black, which include water bodies (ocean, rivers, and streams) and parks and reserves.
    b. Minor constraints with less accessibility: identified as the grey hatch pattern and consider information such as flood layers in the TRMP, which can be developed by mitigating certain effects.
    c. Minor constraints with high levels of accessibility: represented in teal, land that have more favourable characteristics for intensification.
    d. No constraints and highly accessible: represented by the darker shade of green, consists of the most favourable conditions to support intensification.

Stage 2: Test (mid-October to now)

15. The next stage involved testing our understanding of the constraints, opportunities, and objectives with tāngata whenua, key stakeholders (such as Kāinga Ora, infrastructure providers) and local communities.
16. This stage is key to ensuring the development of the master plan is guided by tāngata whenua, stakeholders and community who have place-based knowledge. Staff engaged Kāinga Ora and the Tairāwhiti Regional Housing Steering Group in December 2024, where we were able to present constraints and opportunities for each area.
17. Community engagement was pushed out to January 2025 to align with other TRMP engagements, with the purpose of reducing engagement fatigue for communities and integrating workstream engagements. Staff were able to obtain feedback online and hold in-depth conversations with community members, which form part of the key themes in the discussion section.
18. Staff are in the early stages of engagement with tāngata whenua through Council iwi partners, which will continue over the coming months. Progress on pre-engagement discussions is outlined in the 'Tangata Whenua' section of this report.

What needs to be progressed before a draft Kaiti Masterplan is finalised?

19. Once staff have engaged tāngata whenua meaningfully in this process, we will move into the remaining stages of the Kaiti Masterplan, which are to confirm a preferred masterplan approach followed by finalising the Kaiti Masterplan.

20. Working with Treaty partners is key to delivering a masterplan in a suburb with a rich cultural background and will enable a more comprehensive understanding of Kaiti and development of an aspirational vision for the suburb.

21. Targeted engagement will continue with key stakeholders, and staff are evaluating other opportunities for further community engagement.

22. Spatial opportunities and key moves will be progressed, confirming the preferred masterplan approach for Kaiti.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

23. The masterplans take a place-based approach, going further than the FDS in obtaining a more in depth understanding of the present issues and potential high-level opportunities that can address the identified challenges.

24. Tables 1, 2 and 3 below show the broad issues and key themes identified by reviewing relevant Council plans, strategies and assessing various stakeholder engagements. They also outline high–level opportunities to improve and reshape these through new ideas.

25. Staff invite feedback from councillors and TRMP commissioners on the issues, key themes, and high-level opportunities below:

Table 1: Issues and opportunities – Traffic, speed, pedestrian, and cyclist safety

1	**Key themes**	**High-level opportunities for discussion**
1.1	Lack of safe crossings, particularly impacting kids and kaumatua.	Identify gaps in network and possible routes to improve walking and cycling through Kaiti. Align more closely with Council teams on more recent walking and cycling developments.
1.2	Risk to crossing Wainui Road (SH) for pedestrians and cyclists, which also affect the accessibility to schools and parks.	
1.3	Inadequate/ unsafe/ incoherent cycle lane network both within and connecting to Kaiti impacting the accessibility of schools, local business, community facilities and green spaces, including Waikirikiri Park.	
1.4	Rangatahi traveling to secondary schools outside of Kaiti, currently adds to vehicle traffic due to lack of safe options for walking and cycling.	Safe city-wide walking cycling network. Explore benefits of secondary school in Kaiti. Waka Kura opportunities for Kaiti at present. Further reductions made through mode shift (to bus or active modes of transport) would reduce vehicle traffic.
1.5	Current transport network relies on car ownership as a primary mode of transport.	
1.6	No clear hierarchy (the road importance including the volume of traffic it can support) in road network resulting in high vehicle volumes and speeds on many roads.	Rationalise hierarchy of wider traffic network.

26. Infrastructure projects linked to future growth in the FDS:

Access and Mobility

a. Intersection upgrade at Rutene Road and De Lautour Road in the medium-term.

b. Intersection upgrade at Rutene Road and Harris Street in the medium-term.

Table 2: Issues and Opportunities – Infrastructure and flooding

2	Key themes	High-level opportunities for discussion
2.1	Limited reticulated three-waters capacity places capacity constraints on short-term development which also contribute to polluting the waterways and rivers.	Increase wastewater capacity - new pump station and rising main can enable Kaiti to absorb more housing in future. A more targeted approach to where intensification goes will support strategic investment decisions. Continue Drainwise project which reduces stormwater entering the wastewater network to reduce overflows.
2.2	Flooding issues during and after rainfall events – high flows from surrounding hills and limited drainage due to underlying clay soils.	Identify areas for improving overland flow path, utilising road and open space network.
2.3	Low quality waterways, impacting recreation, mahinga kai, ecology and pride in place.	Seek opportunities to improve stream health, highlight or daylight where possible and act as an overland flow path.

27. The issues on Infrastructure and flooding reinforces the importance of the three waters infrastructure being key to unlocking further growth and development opportunities. The FDS projected residential capacity/ demand for 600 residential units over the long term, which requires infrastructure improvements to enable growth.

28. Infrastructure projects linked to future growth in the FDS:

Wastewater:

29. The FDS identified the need for a Kaiti area pump station and rising main for implementation in the short-term. This project forms part of the current Development Contributions Policy for growth related infrastructure.

Water:

30. The FDS identified a new booster pump station and supply main for the Nob Hill reservoir in the short term, and existing Nob Hill Reservoir and proposed new reservoir location proposed for the long-term.

Stormwater:

31. The FDS identified stormwater infrastructure upgrades necessary to enable future growth for the medium-term:

i. Between Hinaki and Waimata.

ii. Outer Kaiti bulk stormwater main along the Kopuawhakapata stream; and

iii. Outer Kaiti catchment improvements.

Table 3: Issues and Opportunities – Identity and social infrastructure

3	Key themes	High-level opportunities for discussion
3.1	*Cultural narratives and values (some of which may not be visibly present in the existing landscape) to strengthen the Kaiti identity.	Requires engagement with local iwi and hapū on what elements and narratives have opportunity to be expressed within Kaiti.
3.2	Levels of pride and confidence impact how people navigate and enjoy the suburb's amenity.	Focus on wayfinding, purposeful and well-maintained spaces, and street beautification to generate a sense of ownership and active use of public open spaces.
3.3	Future population growth and housing development increasing pressure on local amenity and social infrastructure.	Identify primary areas for upzoning (increase the amount of development capacity) in long-term to prioritise services upgrades. Work with key landholders (Kāinga Ora, Ngāti Porou) to prioritise key sites for intensification.
3.4	Poor interfaces with parks (e.g. parks fenced off behind private back yards with little passive surveillance).	Explore land use around open space, including opportunities to increase green spaces (e.g. parks, tree planting). Introduce new walking paths to increase safety and activity.

*The theme on cultural narratives has been identified through evaluation of plans and strategies including prior submissions. Staff highlight that this theme, including all three tables above, requires the input of tangata whenua that is yet to occur which will align with the approach outlined in the tangata whenua section of this report.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Medium** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Medium** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Medium** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Low** Significance

32. This report is part of a process to arrive at a decision that will/may be of **Low** level in accordance with the Council's Significance and Engagement Policy

TREATY COMPASS ANALYSIS

Kāwanatanga

33. The FDS provided for tāngata whenua aspirations towards urban development and a values framework. These values are framed by an overarching aspiration - "Te Oranga o Te Taiao' which is at the centre of decision-making regarding the urban environment. As a community we are committed to prioritising the wellbeing of our natural surroundings in all urban- related choices, striving for a harmonious co-existence of vibrant communities and a thriving environment."

34. This framework continues to guide how we consider the aspirations and values of tāngata whenua which can support improved outcomes in the urban environment through this master planning process. By considering this framework across our work, tāngata whenua can determine the relevance of the topics which can lead to improved participation in a more meaningful manner.

35. MAIHI Ka Ora - the National Māori Housing Strategy, will be a key informing strategy to supporting improved housing outcomes for Māori through intensification and potential changes of papakāinga rules.

36. Through the development and introduction of a live engagement tracking tool, Māori Partnerships Team has created an opportunity that allows Council to better understand how tangata whenua want to be involved. The engagement tracking tool provides access and visibility across workstreams with a live interface directly with Council, that enables tangata whenua to be more intentional and target the key focus areas they wish to effectively invest their time and energy, therefore allowing kāwanatanga to occur.

Rangatiratanga

37. The live engagement tracking tool further creates opportunity for tangata whenua and Council to reflect on and explore how we can improve our relationships and processes in recognising rangatiratanga at the various levels from whānau, marae, hapū and iwi.

Oritetanga

38. The live engagement tracking tool provides Council with an insight to the diverse needs, possible differing key focus areas and bottom lines across our various treaty partners. This will further support the development of a masterplan that will enable ōritetanga, equity to occur.

39. Through further engagement to support the development of the masterplans, we will work with the urban iwi and hapū to better understand the outcomes necessary to support improved housing and community outcomes. There are multiple iwi interests and land holdings in the urban area represented by Ngāti Porou iwi and Ngāti Oneone hapū focussed to the east of the city, whilst Rongowhakaata iwi and hapū and Te Aitanga a Māhaki iwi and hapū hold interests across the city urban area.

40. Under Oritetanga, the FDS sought to address inequity by providing improved development capacity in areas that support Māori landowners and social housing providers within the urban area. We will continue discussions with Council's Treaty partners to obtain a better understanding of how to reflect this in the Urban Plan change.

Whakapono

41. The FDS was able to incorporate iwi and hapū values towards urban development. We are continuing to work with tāngata whenua through the development of the urban masterplans, to ensure whakapono is appropriately acknowledged, protected and incorporated into the master planning process as we plan for future growth.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

42. FDS engagements have set the scene for engaging with tāngata whenua on the masterplans. Further engagement is needed during the development of the masterplans to ensure the masterplans reflect the cultural context and input of our partners. We already have some information relevant for the masterplans provided through submissions from Te Rūnanganui o Ngāti Porou (TRONP) and Rongowhakaata Iwi Trust on the FDS.

43. This workstream and the Māori Partnerships team are currently engaging Treaty partners to provide more detail on the workstream projects.

44. Pre-engagement has been initiated with Te Rūnanganui o Ngāti Porou, with an introduction to the Kaiti Masterplan. Discussions took place to determine their key focus areas and bottom lines that assisted with understanding their level of involvement and resourcing needs. Further discussions will be undertaken to understand their engagement process and the anticipated time needed to enable their input into the Kaiti Masterplan.

45. Pre-engagement with Ngāti Oneone has been initiated with the support of Te Rūnanganui o Ngāti Porou as a conduit. Discussions to be undertaken to introduce the Kaiti Masterplan with the aim to determine their key focus areas and bottom lines. This will refine their level of involvement and resourcing needs. Further discussions will be undertaken to understand their engagement process and the anticipated time needed to enable their input into the Kaiti Masterplan.

46. Pre-engagement has been initiated with Te Aitanga a Mahaki Trust to determine their key focus areas and bottom lines. Further discussions will be undertaken to understand their engagement process and anticipated time needed to enable their input into the Kaiti Masterplan.

47. Council-wide discussions were undertaken with Rongowhakaata Iwi Trust. Discussions took place reaffirming key principles for effective engagement from a Council-wide perspective. An introduction to the Kaiti Masterplan will be undertaken with Rongowhakaata Iwi Trust at a stage when resourcing needs and engagement processes have been established together.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

48. TRMP online pre-engagement was held from 28 January 2025 through to 28 February 2025, which included an opportunity to share feedback on the masterplans. An in-person community drop-in session was held on 13 February 2024 for Kaiti, where staff managed to hold in-depth discussions with interested members of the community.

49. Stakeholder engagement has also progressed, which includes hui with:

    a. Kāinga Ora (December 2024)

    b. Tairāwhiti Regional Housing Steering Group (December 2024)

    c. Internal Council teams (September 2024 and February 2025)

50. The feedback received at the above engagements have been evaluated and form part of the key themes outlined in the Discussion section of this report.

51. Further targeted engagement will occur to inform the progress being made on the Kaiti Masterplan.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

52. The NPS UD requires that planning for urban environments supports reductions in Greenhouse Gas (GHG) emissions. To ensure future development is located in areas at lower risk to the impacts of climate change as well as supporting reductions in GHG emissions, the FDS has evaluated the growth areas against climate change criteria. The FDS growth areas have also considered the known urban impacts of Cyclone Gabrielle in 2023.

53. In taking a place-based approach to growth and development, the Kaiti Masterplan has been assessed through spatial analysis, has evaluated the known hazard information to determine areas of that can support intensification.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

54. There are no direct financial implications of this report.

Legal

55. There are no specific legal implications for this report.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

56. Council has previously prepared a range of targeted strategies to provide a context-driven approach to resolve housing supply shortages, improve connectivity and enhance environmental resilience. Key documents such as the Tairāwhiti Spatial Plan 2050, Gisborne Urban Development Strategy 2050, Gisborne CBD Spatial Framework 2019, and the Tairāwhiti Future Development Strategy 2024-2054 will inform the development of the master plans.

57. The content produced to date is aligned with these documents.

RISKS - NGĀ TŪRARU

58. **Relationship risk with iwi partners:** there has been limited tangata whenua engagement on the Kaiti masterplan to date. A draft cannot be finalised until meaningful engagement with iwi partners is conducted.

59. **Mitigation:** Continue to provide information to our Treaty partners on the Kaiti Masterplan and identify opportunities to support meaningful engagement with their limited capacity to engage.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
Feb-March 2025	Engaging Treaty partners.	
April 2025	Draft Kaiti Masterplan to TRMP Committee.	
May 2025	Final Kaiti Masterplan taken to ST meeting for endorsement.	
May 2025	Workshop remaining masterplans.	

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Spatial Analysis [**25-52.1** - 10 pages]
2. Attachment 2 - Kaiti Intensification Exploration [**25-52.2** - 1 page]

LAND USE

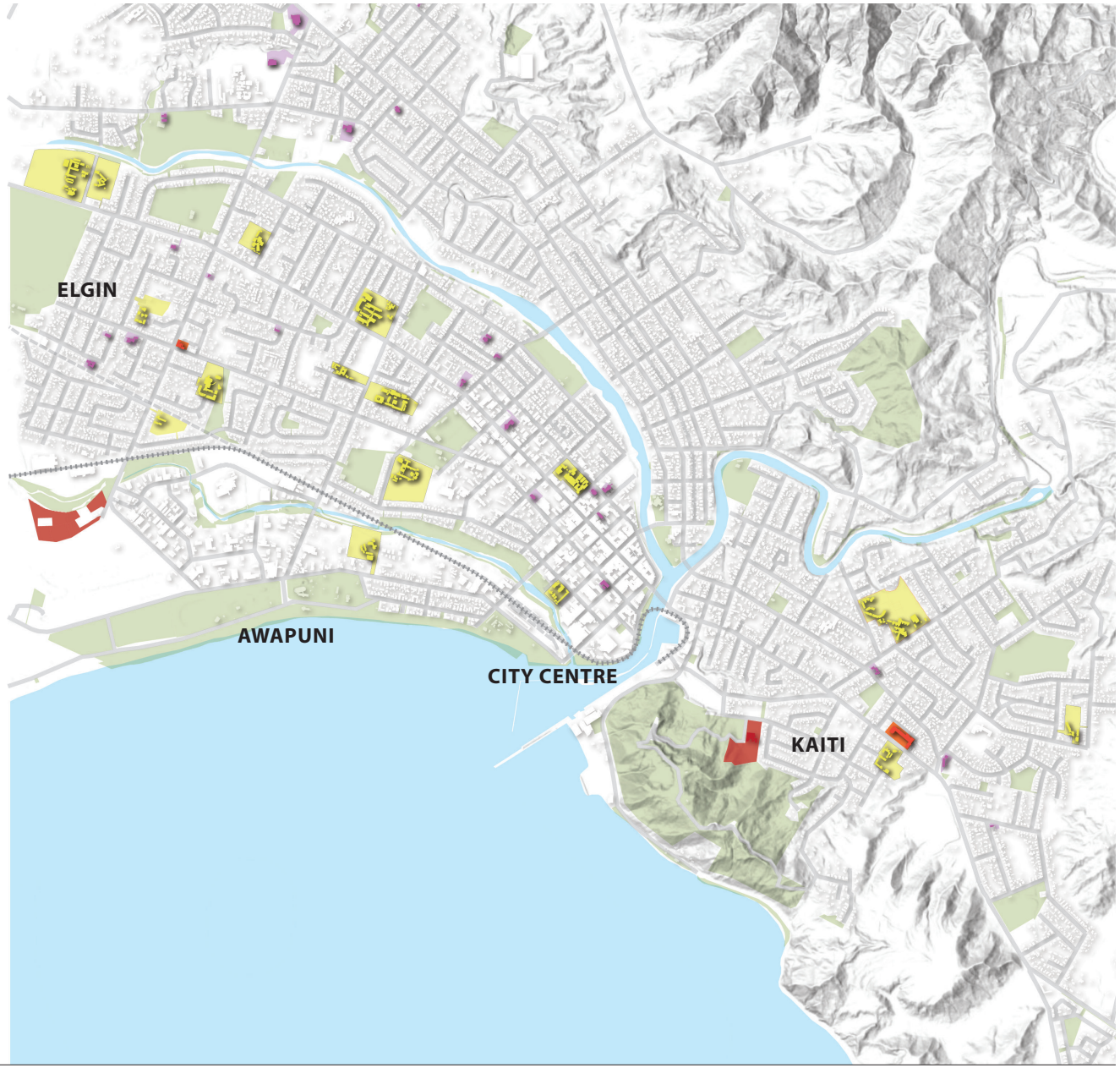
KAITI

There are four major schools in Kaiti:

- Kaiti School (opposite the Kaiti Hub) - Year 1-6 (approx 450)
- The Wharau School (Inner Kaiti) - Year 1-6 (approx 380)
- Ilminster Intermediate School (Inner Kaiti) - Year7-8 (approx 260)
- Waikirikiri School (Outer Kaiti) - Year 1-8 (approx 210)

There is one urban marae in Kaiti, Te Poho-o-Rawiri Marae.

Kaiti Hub, on Wainui Road, is the main shopping area with a variety of shops and takeaway restaurants.



OWNERSHIP

KAITI

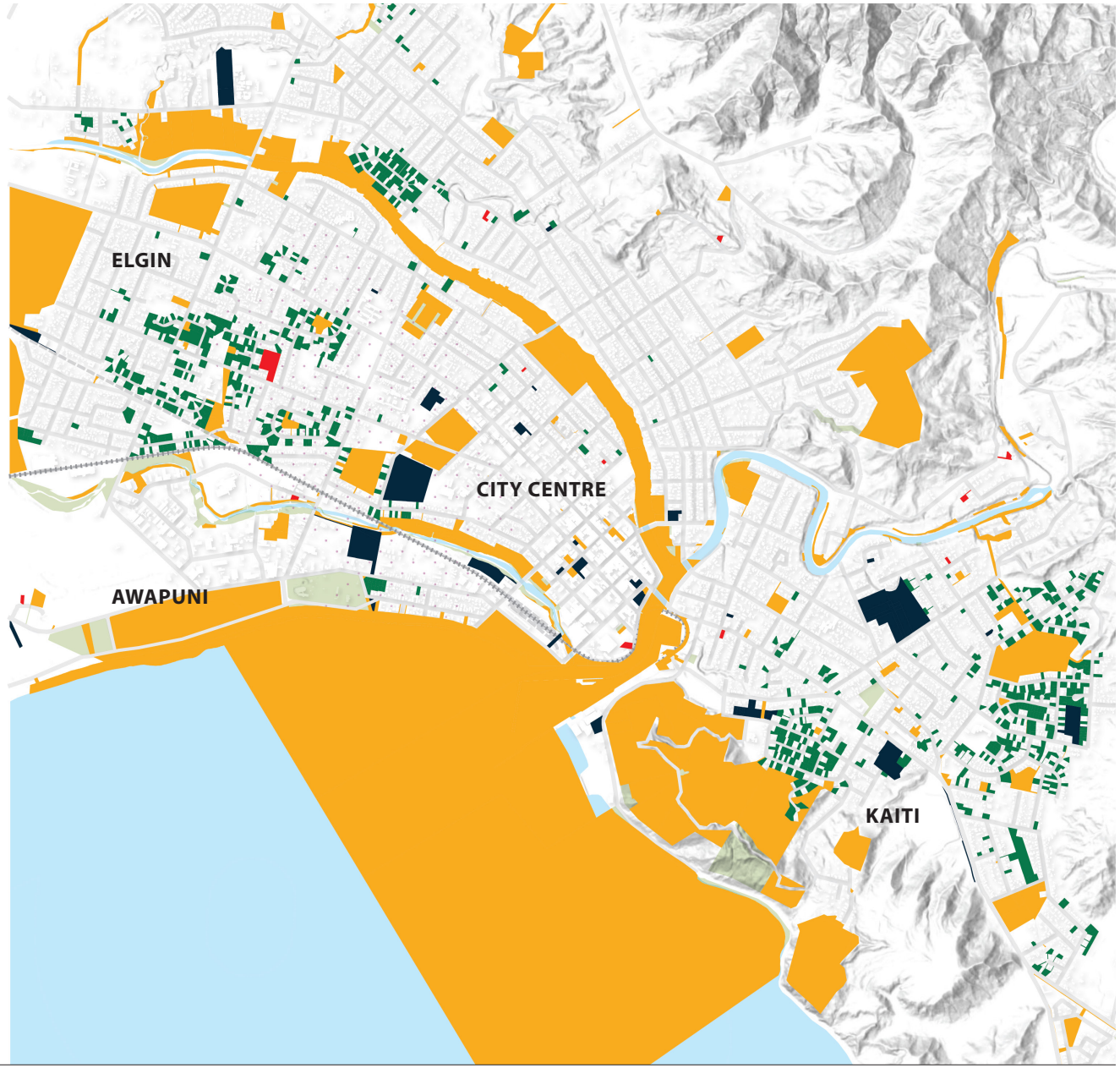
The rental and housing market in Tairāwhiti is growing increasingly competitive, and finding quality housing and an affordable price is difficult for many families.

Aging social housing stock resulting in whānau living in homes that are not up to modern living specification (warm, dry, draft and mould-free, bright, appropriate number of rooms)

There are two significant clusters in Kaiti owned and/or managed by Kainga Ora:

- South of Wainui Road, around Ranfurly Street, Cambridge Terrace and Endcliffe Road.
- South of Waikirikiri Park, around Huxley Road, Tyndall Road and Ida Road.

In recent years Kāinga Ora have sporadically redeveloped some sites.



BLUE NETWORK

Streams and Rivers in and around Gisborne are part of the wider Waimatā-Pakarae Catchment. These catchments include the Waimatā River, which is located directly north of Gisborne City, and several smaller catchments located along the coastal margin between the Pakarae River and Gisborne City. These catchments include the Waiomoko River, Pouawa River, Hamanatua Stream, Wainui Stream and Kopuawhakapata Stream.

KAITI

There are significant issues with on-property flooding in Kaiti and associated discharge of wastewater to waterways. The Kopuawhakapata Stream sits within an urbanised catchment that includes the area of Kaiti and is one of Gisborne's most polluted waterways. The stream is two km long and flows through both stormwater drains and pipes (from residential properties and the Eastland Port), and residential areas before it enters the sea at the top end of the Gisborne harbour as a first order stream. The Kopuawhakapata Stream is one of Gisborne's most polluted waterways. It regularly has rubbish dumped in it, including household waste, batteries and green waste, which accumulates at the stream mouth before it enters the Harbour. Intensive water quality studies have also been undertaken in this catchment to gain understanding of the sources of contaminants including E.coli and the quality of freshwater habitats.



GREEN NETWORK

Tairawhiti residents are largely happy with the open spaces available within the urban environments[1], however it is recognised that improvements can be made.

KAITI

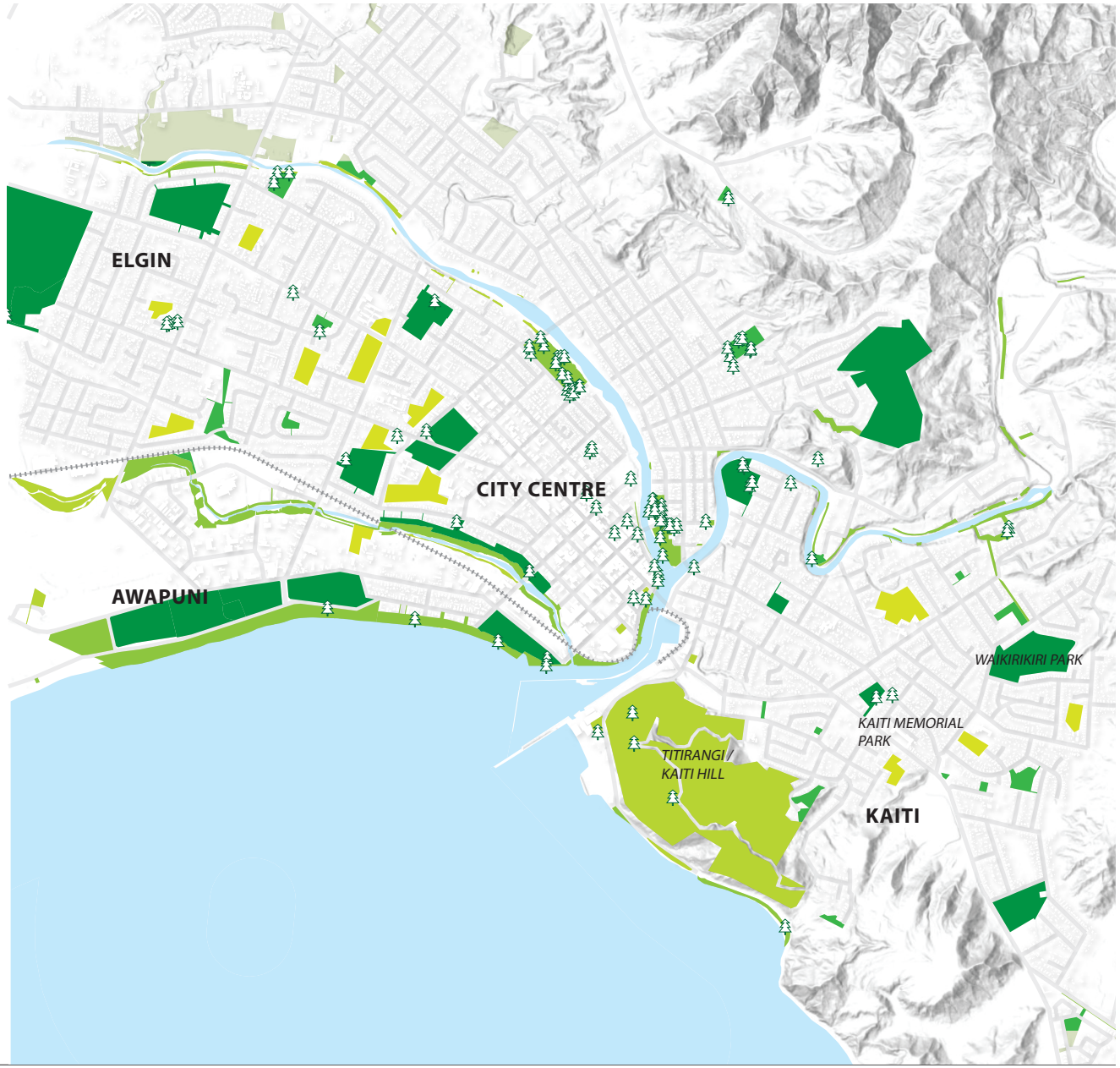
Kaiti has several parks and open spaces, and provides a mix of recreational opportunities as well as spaces of cultural and historical significance.

Notable parks and open spaces include:

- Titirangi / Kaiti Hill - A 35-hectare reserve overlooking Gisborne, providing panoramic views of the city and its rivers
- Kaiti Memorial Park - A mix of recreational facilities (playground, skate park).
- Waikirikiri Park is a vibrant community hub offering a range of recreational facilities, including a well-maintained playground. It is a popular location of various sports and well visited in the weekend.

Main concerns with the existing open space provision relate to:

- Lack of passive surveillance - large areas of open space located within residential blocks with limited frontage onto it
- Accessibility - limited safe opportunities to walk or cycle to the open spaces
- Lack of open space - housing growth will increase pressure on existing quantity and diversity of provided spaces



1 TAIRAWHITI PARKS AND OPEN SPACES PLAN (2018)

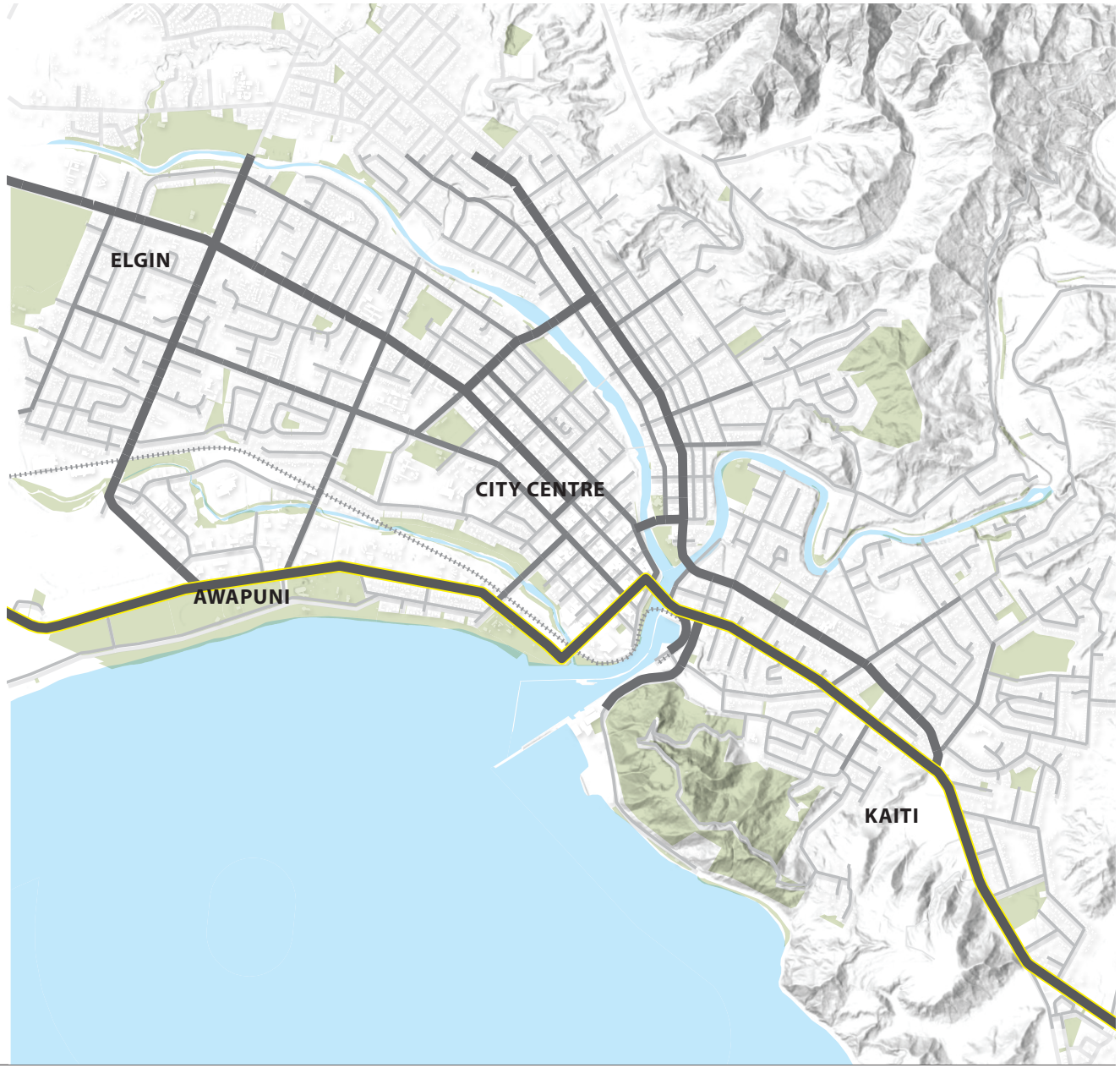
EXISTING ROADING HIERARCHY

KAITI

Kaiti is a suburb 'locked' by busy roads. Access for its residents to schools, community services, rivers and the city are made difficult as a result.

Rakaiatane and Wainui Roads are busy with heavy truck traffic from around the region converging to deliver logs to Eastland Port.

Recent improvements to the active transport network include an urban cycleway along Crawford Road (South Kaiti) and Wainui Road.

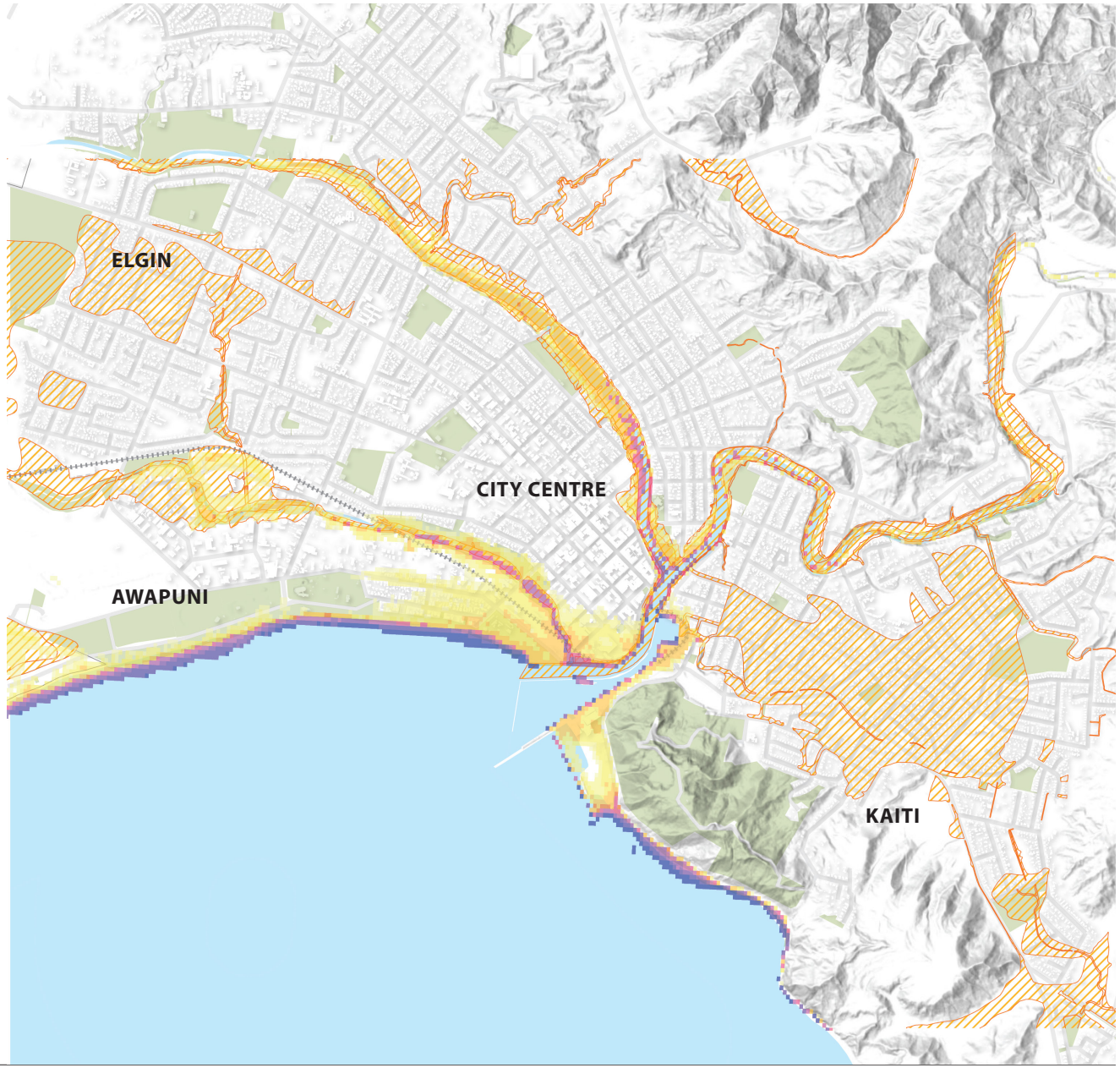


HAZARDS

KAITI

A large part of Kaiti is covered by a flood layer. Due to the clay based soils, Kaiti has poor drainage. Combined with the hilly topography surrounding the suburb, Kaiti acts as a bowl that suffers from surface flooding after heavy rainfall events, particularly on roads and properties in areas such as Rutene Road, De Latour Road and Wainui Road, substantially affecting the ability for people to move around during these events.

Natural streams that once were prominent in this environment have been culverted of are fully underground, disabling the potential for these streams to provide a drainage function.



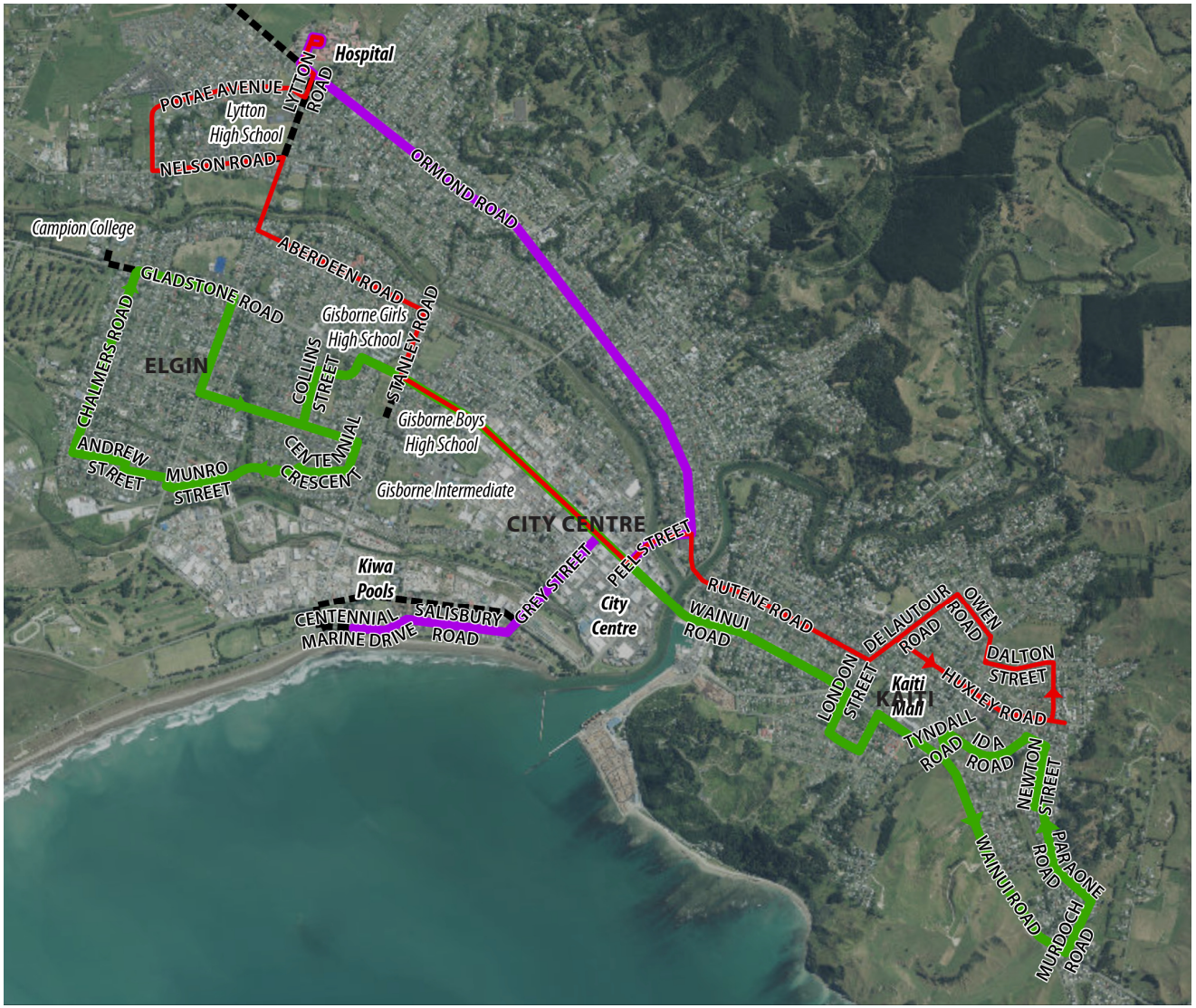
BUS NETWORK

KAITI

There is a bus route through part of the site and along the Wainui Road. Buses are relatively infrequent.

The routes highlighted on this map are proposed bus routes that would take effect from Mid 2025 [1]

Two routes (Route 1 and Route 2) cover the majority of Kaiti, connecting the suburb with other destinations across the City.



BUS ROUTE

- ROUTE X
- ROUTE Y
- ROUTE Z
- POSSIBLE EXTENSION

MAP STYLE TO BE UPDATED

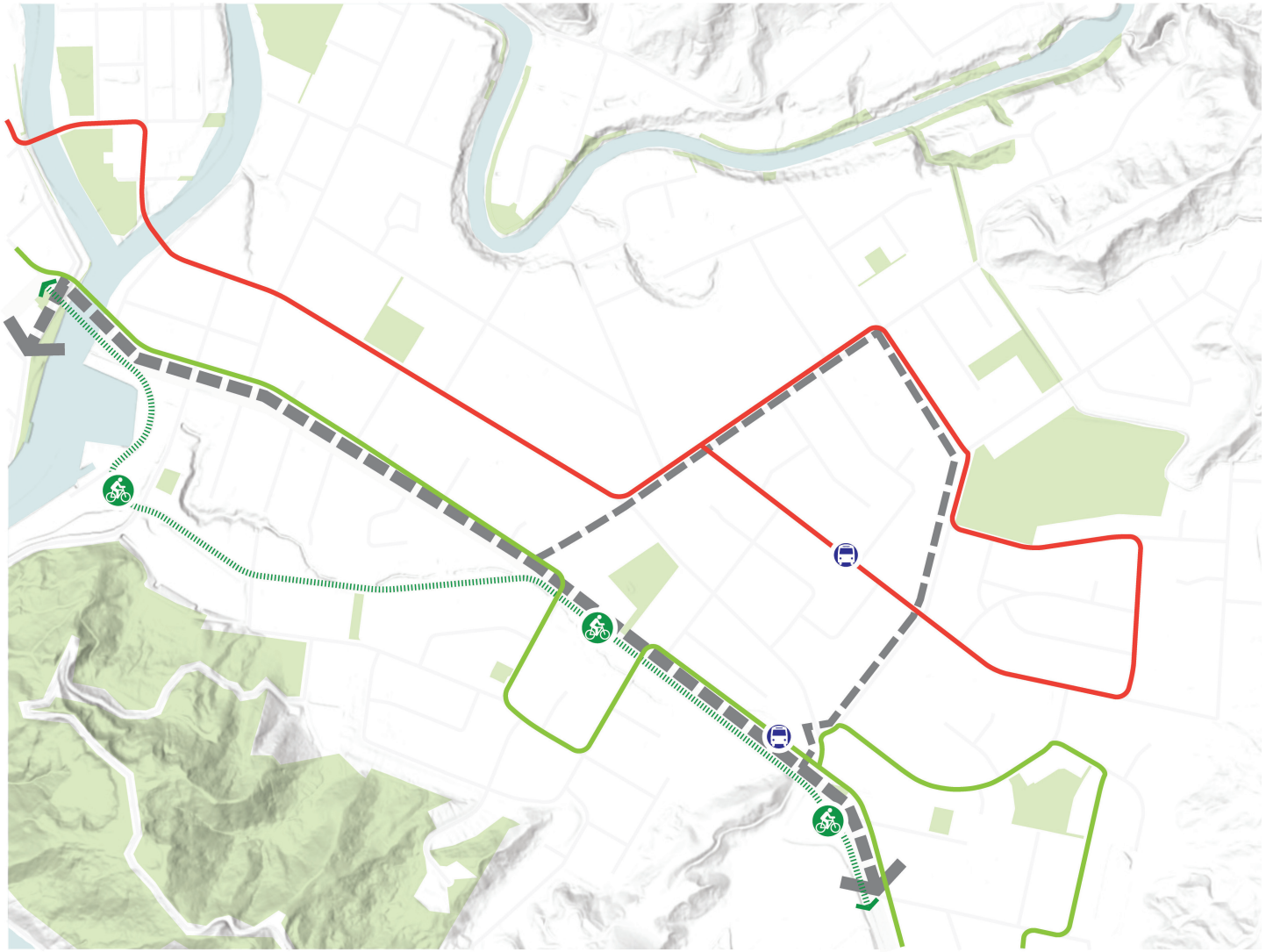
1 TE MAHERE WAKA WHENUA TŪMATANUI Ā-ROHE O TE TAIRĀWHITI TE TAIRĀWHITI REGIONAL PUBLIC TRANSPORT PLAN (2024)

CONNECTIVITY

KAITI

This plan highlights the main connectivity routes and traffic modes through Kaiti. This includes:

- Two bus routes (proposed July 2025)
- A cycle way from the City Centre to Wainui via Crawford Road and along Wainui Road
- Wainui Road as a major throughfare, connecting the region east of the city with the rest of Gisborne. This route includes heavy vehicle traffic such as logging trucks and forms a significant barrier for people crossing Kaiti north to south as well as peak traffic congestion, limiting safe and comfortable accessibility to schools and local shops.



BLUE GREEN NETWORK

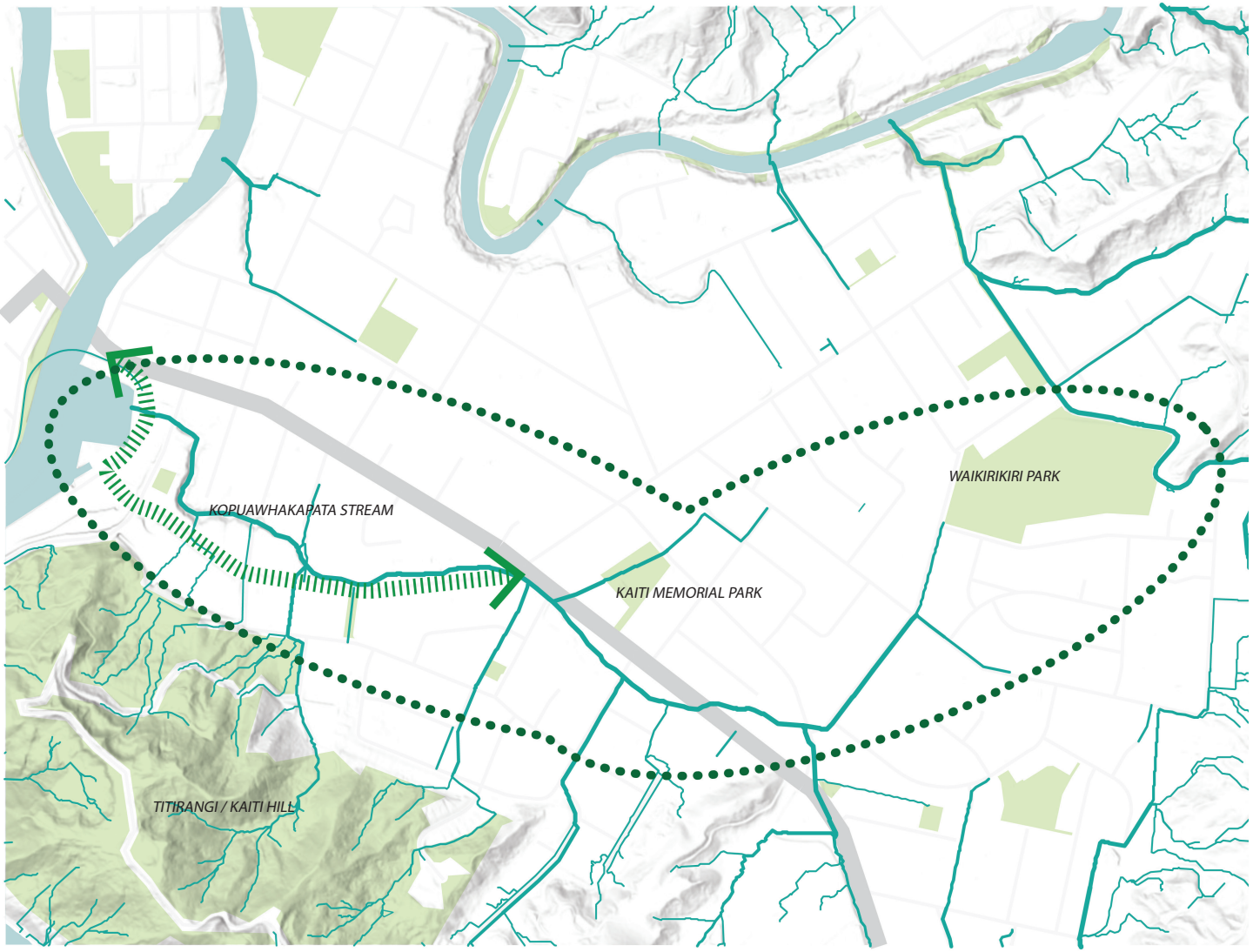
KAITI

This plan highlights the main blue and green values in Kaiti. This includes:

- Waikirikiri Park
- Kaiti Memorial park
- Kopuawhakapata Stream
- Titirangi / Kaiti Hill

It is noticable that the Kopuawhakapata Stream, although currently largely hidden from the existing environment, runs through a large part of the suburb from east to west.

It has been identified that there is a lack of green space within the urban environment and that existing parks or reserves have a poor interface with its surround environment.



PERMEABILITY

KAITI

This plan highlights the permeability of Kaiti, indicating how easy and convenient it is to move around.
The black areas indicate areas that people can freely move. The white are currently impermeability. This can be because of the presence of rivers, streams or private properties. Generally cul-de-sacs limit connectivity throughout an urban environment, encouraging vehicle use over walking or cycling.

At a high level the orange circles highlight gaps in this network, that if connected could have a positive effect on the way how people can move around.



INTENSIFICATION EXPLORATION

KAITI

This plan explores what areas in Kaiti would be most suitable for intensifcation, based on existing constraints and accessibility.

The black indicate No Go areas (predominantly waterbodies, protected green spaces or areas with multiple identified constraints.

The hatch areas are indicative of areas with minor constraints.

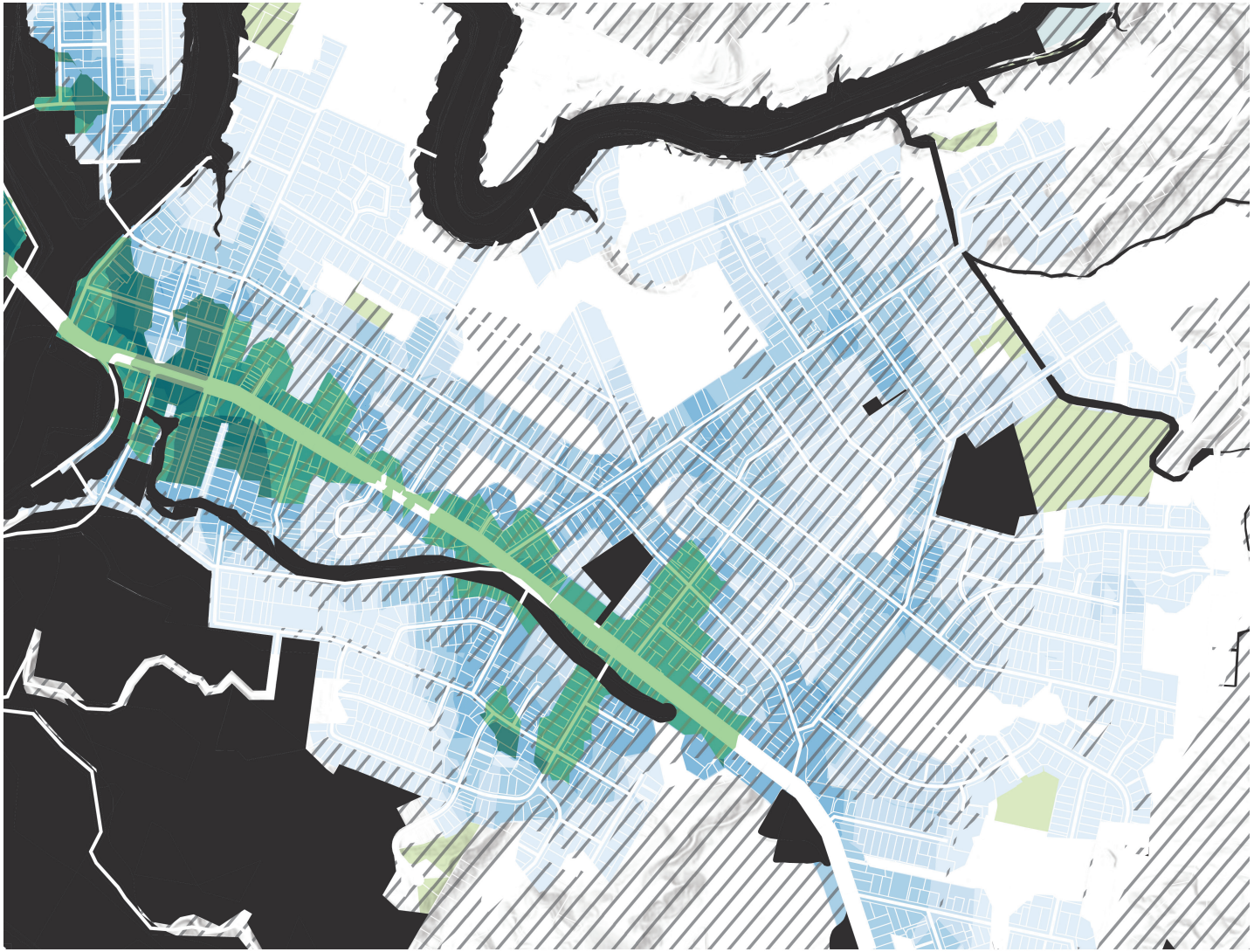
The shades of blue are indicative of accessibility. A darker colour indicates a better accessibility, logically resulting in higher levels of accessibility around transit nodes (bus stops, busy roads).

The shades of green are an intersection of the blue accessibility and constraints layer. Dark green means no constraints and good accessibility. Lighter green means good accessibility with a minor constraint (under the assumption that there may be an opportunity to mitigate the reason of the constraint).

The outcome directs towards a corridor approach with regards to intensification, with larger nodes for intensification around areas with the best accessibility.

These layers do not correspond with TRMP land use zones, however will be used to determine a high level approach that guides where higher density is best located.

Note that waste water capacity was excluded from this analysis.



	NO CONSTRAINTS	MINOR CONSTRAINTS	NO GO
LESS ACCESSIBLE			
HIGHLY ACCESSIBLE +			

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

25-46

Title:	**25-46 Regional Freshwater Plan - Activities in Beds of Rivers and Lakes**
Section:	Sustainable Futures
Prepared by:	Janic Slupski - Principal Policy Advisor
Meeting Date:	Thursday 13 March 2025

Legal: Yes	Financial: Yes	Significance: **Medium**

Report to TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW / AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI for information

PURPOSE - TE TAKE

The purpose of this report is to:

- Provide an overview of the key activities covered under Activities in the Beds of Rivers and Lakes, how the TRMP currently manages them, what issues have been identified, and the desired key plan review outcomes.
- Seek feedback from the Committee on the direction of the draft plan content on six sub-topics (**Attachment 1**).

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Tairāwhiti Resource Management Plan (TRMP) is currently being reviewed. The first phase includes a review of the regional freshwater provisions and the Waipaoa Catchment Plan, while also developing catchment plans for the remaining six catchments.

The regional freshwater provisions are objectives, policies and rules that are relevant and apply to the whole region. There are currently four sections in the TRMP:

- Water Quantity and Allocation (Part C6.1).
- Water Quality and Discharges to Land and Water (Part C6.2).
- Activities in the Beds of Rivers and Lakes (Part C6.3).
- Riparian Margins, Wetlands (Part C6.4).

This report introduces the Activities in the Beds of Rivers and Lakes section. Activities have been grouped into six sub-topics:

1. **Structures, disturbance works, deposition of material, reclamation** – covers structures and the associated activities to install, operate and maintain them in the beds of lakes and rivers.
2. **Flood management and response** – addresses the management of flooding effects, either as flood mitigation or responses to flooding events in Tairāwhiti.
3. **Gravel extraction** – covers the removal of gravel from the bed of a river or a lake by individuals and commercial entities.
4. **Stock and vehicle access**
5. **Vegetation clearance and planting** – covers vegetation clearance and disturbance, as well as planting vegetation in the beds of rivers and lakes. This does not address vegetation outside of riverbanks, which is covered in Part C6.4 Riparian Margins, Wetlands.
6. **Damming, diversion and drainage** – addresses the effects of building and operating dam structures, as well as drainage and drain maintenance. This does not focus on the impacts of taking water and storing it on river flows, which is covered in Part C6.1 Water Quantity and Allocation.

The discussion in each sub-topic provides:

- a breakdown of key activities
- how the TRMP currently manages activities
- what issues have been identified
- key outcomes sought for the review of the regional freshwater provisions.

Questions posed to the Regional Freshwater Advisory Group on the six sub-topics have been provided in **Attachment 1** for the Committee to consider. Staff will workshop these questions with the Committee at the meeting.

Feedback received from this Committee will be incorporated into the draft policy options, which will be presented back to this Committee for decision-making at the 30 April 2025 TRMP Committee meeting.

The decisions or matters in this report are considered to be of **Medium** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Tairawhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. **Requests that the questions in Attachment 1 are read in preparation for discussion on the day of the meeting.**

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: TRMP, Tairāwhiti Resource Management Plan, Activities in beds of rivers and lakes

BACKGROUND - HE WHAKAMĀRAMA

Activities in the beds of rivers and lakes – one of four sections of the Regional Freshwater Plan

1. The freshwater programme is made up of regional freshwater planning and seven catchment plans. The regional freshwater objectives, policies and rules apply to the whole region. Catchment plans focus on setting targets, limits, actions and rules that are specific to waterways and activities within a catchment.
2. The Regional Freshwater and the Waipaoa Catchment Plans were notified in 2015 and subsequently incorporated into the combined Tairāwhiti Resource Management Plan (TRMP). We have been reviewing these parts of the TRMP to align with the NPS-FM 2020.
3. There are four sections of the Regional Freshwater Plan, which are now part of the combined TRMP:
    - Water Quantity and Allocation (Part C6.1).
    - Water Quality and Discharges to Land and Water (Part C6.2).
    - Activities in the Beds of Rivers and Lakes (Part C6.3).
    - Riparian Margins, Wetlands (Part C6.4).
4. This report introduces the Activities in the Beds of Rivers and Lakes section.

What kind of activities does the Activities in the Beds of Rivers and Lakes section deal with?

5. The beds and margins of our region's waterways are vital to supporting healthy ecosystem functions and providing for other freshwater values such as mahinga kai and swimming. They also support a range of activities including:
    - the establishment, placement, maintenance, operation and removal of structures (such as pipelines, cables, bridges, culverts, irrigation intakes and flood protection work)
    - bed disturbance - excavation, drilling, tunnelling (for example, during placement of culverts and bridges)
    - vehicle and stock access
    - introduction and removal of vegetation such as to install a structure, as erosion control, or flood mitigation
    - gravel extraction
    - drain maintenance
    - drainage or reclamation (for example realigning waterbodies, filling channels and stopping the flow of water)
    - deposition of substances (such as excavated material, vegetation, any other materials)
    - damming and diversion activities (for example to facilitate the abstraction of water).

Current Approach in the TRMP

6. The TRMP aims to provide for these kinds of activities while managing the potential impacts on water quality, ecosystem health, bed and bank stability, flood and debris carrying capacity, and existing structures.

7. Key points:
    - The TRMP allows certain activities to occur without requiring a resource consent by putting conditions in place to manage their effects.
    - Activities that cannot comply with a permitted activity require a resource consent, which means their effects are assessed on a case-by-case basis.
    - Damming any part of the Mōtū River and its tributaries within the National Water Conservation Order is prohibited.
8. The TRMP rules rely on several schedules and appendices which list specific sites and values that need to be managed, as well as information requirements for conducting activities. These are:
    - Schedule G15: Aquatic Ecosystem Waterbodies.
    - Schedule G17: Regionally Significant Wetlands.
    - Schedule G18: Outstanding Waterbodies.
    - Schedule G19: Significant Recreation Areas.
    - Schedule G20: Watercourses in Land Drainage Areas and Ecological Values.
    - Schedule G22: Marine Areas of Coastal Significance as Defined in the Coastal Environment Plan.
    - Appendix H19: Culvert Construction Guidelines for Council Administered Drainage Areas.
    - Appendix H20: Requirements of Farm Environment Plans.
9. The TRMP also contains other methods, which are intended to be implemented to support the objectives of the plan[1].

Effectiveness Review

10. As part of the plan review, we reviewed the effectiveness of the Activities in the Beds of Rivers and Lakes provisions[2]. This involves considering whether the policies, rules and other methods in the existing plan have been successful in achieving the plan objectives.
11. The general findings of this review were that the current provisions for the beds of rivers and lakes have been partially implemented with moderate success. While environmental monitoring results do not show any significant improvements in environmental outcomes, a review of several consents (selected at random) indicated that those consents have generally addressed potential ecological effects, water quality and bed and bank stability.
12. The 'Other Methods' which support the policies and rules and are intended to contribute toward achieving the plan objectives, have been implemented to a limited extent, particularly in relation to fish passage. The review also suggests that natural character should be addressed in greater detail.

[1] For example, creating design guidelines for installing culverts and providing educational material about breeding areas of New Zealand Banded Dotterel.

[2] Under section 35 of the RMA. Section 35 of the RMA requires Councils to monitor the efficiency and effectiveness of policies, rules, or other methods in their policy statements and plans.

Technical Work Supporting the Review

13. Council commissioned a Te Mana o te Wai review of the TRMP in collaboration with iwi technicians (Poipoia 2023). **Report 24-299** provides full information about this review. This review offers insights to both Council and tāngata whenua on potential approaches to give effect to Te Mana o te Wai. In relation to activities in the beds of rivers and lakes this review highlighted:
    - A need to ensure waterbodies are managed in their entirety when considering activities in the beds of rivers and lakes.
    - Fish passage and habitat protection should be provided for before enabling activities in the bed.
    - Consideration should be given to whānau, hapū and iwi relationships, values and uses.
    - Wāhi tapu to be identified by hapū and iwi.
    - A process should be developed for managing activities in the beds of rivers and lakes subject to statutory acknowledgement areas.
    - A need for Council to enable, support and resource hapū and iwi to develop best practice standards for activities in the bed.
14. Several other pieces of technical research will inform the freshwater planning review. Of relevance to this topic is:
    - Using a panel of experts to help set targets for water quality across the region (including sediment and E. coli) and evaluate potential policy responses.
    - Establishing baseline states for selected National Objectives Framework (NOF) attributes[3].
    - Developing a model that identifies the major sources of nutrients in freshwater on the Poverty Bay Flats and current land use practices that may be contributing to elevated nutrient levels.
    - Undertaking a geomorphology assessment of the Te Arai catchment.
    - Mapping inanga spawning sites and salt wedges.
    - Completing aerial photography and light detection and ranging (LiDAR) mapping of rivers across the region.
    - Using eDNA kits to indicate the presence of rare and invasive species, monitor environmental health and assess impacts.

Freshwater Advisory Group

15. A freshwater advisory group was established in 2023 to support the review of the regional freshwater provisions. The group was made up of tāngata whenua, environmental and industry representatives with strong connections to the region.
16. This group focused on understanding issues with the current framework and options for addressing those issues. The feedback from this engagement has been useful in shaping the review and consideration of management approaches going forward. Questions posed to the Freshwater Advisory Group are provided in **Attachment 1**. Staff will discuss these questions with this Committee on the day of the TRMP Committee meeting.

[3] Attributes are the things Council measures as part of its environmental monitoring such as suspended sediment, nitrates and E. coli.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

17. The following discussion provides a breakdown of key activities, how the TRMP manages them, what issues have been identified, and key outcomes sought for the proposed Regional Freshwater Plan.

Structures, Disturbance Works, Deposition of Material, Reclamation

Context

18. This sub-topic addresses structures such as culverts, pipelines, cables, measuring devices and irrigation takes.

19. The TRMP sets out policies that provide for new structures and associated activities where effects can be managed. This includes addressing potential impacts on water quality, habitat, bed and bank stability and other authorised activities. The effects of these activities can vary greatly depending on their nature, scale and location.

20. TRMP rules cover the installation, use, maintenance and removal of structures. They also deal with related activities like excavation, drilling, other disturbance, depositing materials, and reclamation.

21. The TRMP permits certain structures including:
    - single span stock bridges
    - existing lawfully established structures
    - culverts
    - surface water intake structures
    - fords
    - game shooting structures
    - bridges, cables, lines, pipelines and suspended fences
    - lines or cables owned by a network utility operator
    - temporary bridges.

22. Resource consents are required where activities may have moderate or more significant effects.

Issues

23. The TRMP doesn't give effect to the NPS-FM 2020 and may not achieve Te Mana o te Wai. Key points include:

    - The NPS-FM requires the application of an effects management hierarchy which requires the effects of activities to be managed using a hierarchical approach from avoidance through to offsetting and compensation. This is missing in the TRMP and may result in the loss of river extent and values.
    - The NPS-FM requires Māori freshwater values to be identified and provided for. The TRMP has limited direction to consider impacts on other values such as mauri and mahinga kai.
    - The TRMP doesn't explicitly protect drinking water supplies from activities in the beds of rivers and lakes.

24. Under the RMA[4], the natural character of rivers and lakes must be preserved and public access to rivers and lakes must be maintained or enhanced. The TRMP has minimal reference to these matters and not all activities recognised under the RMA are addressed.

25. The current provisions do not align well with the NES-F as the NES-F includes regulations on structures in the beds of rivers and lakes, but it is unclear to the community if these override the TRMP rules or if they are additional to them. The relationship between rules within the TRMP is also unclear, which creates confusion for plan users and can lead to greater processing costs.

26. Environmental monitoring results show a lack of improvement in turbidity (a measure of cloudiness in the water) across many monitoring sites. More than half of sites monitored for MCI/QMCI (macroinvertebrates) do not meet the national bottom lines for these measures. Activities in the beds of rivers are a contributing factor to the current state of the environment.

Outcomes Sought in an Updated TRMP

27. From the issues identified, the TRMP could be changed to:

- give effect to the NPS-FM and ensure it achieves Part 2 of the RMA (which includes Section 6 Matters of National Importance)
- ensure activities in the beds of rivers and lakes protect in-stream values and do not increase the impacts of flood events on people and communities
- better address reclamation to avoid the loss of river extent and values
- clarify the relationship between the proposed Regional Freshwater Plan and the NES-F
- simplify the plan drafting and address gaps to improve clarity for plan users.

Flood Management and Response

Context

28. This sub-topic addresses the management of flooding effects, either as flood mitigation or responses to flooding events. Tairāwhiti has faced substantial impacts from severe weather events. Since June 2021, the region has experienced nine major storms, including several cyclones such as Cody (January 2022), Fili (April 2022), Hale (January 2023) and Gabrielle (February 2023). Climate change is expected to increase the frequency and severity of severe weather events in the region.

29. Flood mitigation activities include the construction of stop banks, erosion protection and vegetation planting designed to divert, control, restrict or regulate the flow, energy and spread of water. Responses to flood events may include removing accumulated sediment, gravel and woody debris to restore channel capacity.

[4] Section 6 of the RMA sets out matters of national importance which are to be recognised and provided for.

30. These activities are critical for enhancing community resilience by safeguarding lives, infrastructure, and livelihoods from the impacts of flooding. They help maintain essential transport and access links, protect water supplies, and reduce the economic costs associated with flood damage and recovery. However, these activities can also have significant environmental effects. Modifying river channels, removing debris, or constructing flood defences can disrupt natural habitats, alter sediment transport, and impact aquatic ecosystems.

31. The TRMP provisions provide very little direction for activities to address flooding. Therefore, these activities are managed by the general policies and rules for structures.

Issues

32. Since the TRMP does not explicitly address flood mitigation and response activities, there is a lack of clear direction for plan users to understand how to manage these works in an appropriate way. The current general provisions are unlikely sufficient to ensure that these activities will occur in a manner that aligns with the intention of the NPS-FM. Specific issues are:
    - the provisions do not give effect to the NPS-FM, specifically giving effect to Te Mana o te Wai, avoiding the loss of river extent and values and providing for fish passage
    - there is inadequate protection of certain values, including mana whenua values, public access and natural character from the adverse effects of these activities
    - limited consideration of nature-based solutions
    - the lack of direction may make these activities more challenging to undertake, with greater regulatory costs.

Outcomes sought in the updated TRMP

33. From the issues identified, the TRMP could be changed to:

    - give effect to the NPS-FM and Section 6 of the RMA.
    - recognise the benefits of activities that reduce natural hazard risks.
    - provide greater guidance for flood management and flood response activities to clarify how these activities are to be encouraged and what types of activities are appropriate (for example nature-based solutions).

Gravel Extraction

Context

34. This sub-topic covers gravel extraction by individuals and commercial entities. Gravel extraction involves the removal of gravel from the bed of a river or lake. At a very small scale this may be undertaken by hand (shovel) by an individual, but more commonly involves heavy machinery.

35. There are approximately 30 gravel consents currently active in the region. Gravel extraction is currently focused in locations on the Waiapu, Mata, Tapuaeroa and Karakatuwhero Rivers. Due to high transportation costs for gravel, it is more economical for gravel extractors to operate close to both the extraction sites and the end-users.

36. It is important to note that not all material within the region's rivers is suitable for commercial use. The local geology is weak, and rocks have lower strength and durability compared to rock found in other regions.

37. The TRMP encourages gravel extraction where it provides the most benefit for river management purposes. This includes reducing flood risk, maintaining or protecting existing structures and protecting outstanding waterbodies. However, gravel extraction must be done carefully to minimise effects on significant habitats, maintain flood or debris carrying capacity, prevent changes to rates of erosion, avoid damage to significant sites and not reduce the cultural or recreational values of waterbodies.

38. **Table 1 below** sets out the potential effects of gravel extraction.

Potential beneficial effects	Potential adverse effects
Flood risk to communities reduces through increased channel capacity	Degradation of the riverbed if extraction is not managed within sustainable limits (over-extraction).
Improved meander pattern	Discharge of fuels and lubricants from machinery
Reduced concentration of flow against riverbanks, minimising erosion and scour	Disturbance of the natural meander pattern.
More stable channel alignment and optimum bed level is maintained	Sediment discharge increasing turbidity and smothering habitat.
Renewable gravel resource for local construction	Dust generation.
Improved open gravel beaches can provide habitat for indigenous birds	Reduction recreational access and effects on visual amenity.
Removal of invasive weeds and pest species	Mauri (life force) of the river affected.
Removal of habitat for predators of indigenous birds	Disturbance of fish spawning sites.
Improved recreational access	Disturbance of nesting birds.

39. Extracting sand, shingle or gravel up to 30m^3 over a 12-month period from the dry bed of a river is permitted, but it is subject to conditions which manage effects on ecology, water quality and other structures. All other gravel extraction requires resource consent.

Issues

40. There are several issues associated with the current TRMP approach for managing gravel extraction:

- The provisions do not give effect to the NPS-FM, specifically giving effect to Te Mana o te Wai, avoiding the loss of river extent and values and providing for fish passage.
- The provisions do not recognise the value of gravel extraction for construction and recovery activities such as road repairs.
- There is inadequate protection or uncertainty on managing impact on certain values, including mana whenua values, indigenous birds (e.g. nesting birds) and other significant sites.
- there is no guidance on sustainable extraction rates – which may lead to over-extraction in some areas, negatively affecting natural river processes.

41. Riverbed monitoring suggests there may be over-extraction occurring in some locations, and areas where gravel is building up. For example:
    - **Increasing trends (deposition) identified in**:
        - Waiapu Upper Catchment
        - Mata River Upper Catchment
        - Makarika Stream
        - Paoaruku Stream
        - Mangaoporo River
        - Tapuaeroa River
        - Waiorongomai Stream
        - Poroporo River
        - Mangatu River.
    - **Decreasing trends (erosion) identified in**:
        - Mata River Lower Catchment
        - Makatite Stream
        - Kopuaroa Stream
        - Raparapariki Stream
        - Manutahi Stream
        - Mangaharei Stream[5].

Outcomes Sought in Updated TRMP

42. From the issues identified, the TRMP could be changed to:

- give effect to the NPS-FM and Section 6 of the RMA.
- recognise the value of gravel extraction but with regulation to achieve Te Mana o te Wai.
- provide greater direction to extractors on how much gravel is available and extracting gravel from areas where gravel is found to be building up.

Stock and Vehicle Access

Context

43. This sub-topic addresses stock and vehicle access to rivers and lakes. Stock access may be intentional as part of a crossing between landholdings, or due to lack of fencing, to allow grazing and drinking water. Vehicle access to riverbeds may be required to undertake specific activities (machinery working), or simply to access land for farming, forestry, or recreational purposes.

44. Livestock entering waterbodies can cause a range of environmental effects, including contaminant losses (pathogens and nutrients) to water and physical damage to the bed and banks of waterbodies, particularly from heavy footed animals like cattle and deer. Vehicle access can affect water quality from sediment discharges, damage to the bed and banks and destruction of habitat or wildlife, such as birds nesting on the riverbed.

[5] Murphy, P. (2018). *State of Gravel Resource in the District.* Gisborne District Council

45. The TRMP manages stock and vehicle access by differentiating between intensive or extensive stock farming and waterbody types, with different provisions for access to rivers, lakes, riparian areas and wetlands. Stock exclusion from waterbodies is required under the diffuse discharges[6] rules, with the exception for supervised crossing of cattle, deer, and pigs less frequently than once per week.

46. Vehicle access is permitted provided that the associated standards are met, which must not:
    - obstruct fish passage.
    - modify the watercourse.
    - release contaminants.
    - harm aquatic indigenous vegetation or habitats.

Issues

47. The main issue with the current stock access rules is that the TRMP doesn't align with the Stock Exclusion Regulations 2020, which provide national direction to manage stock access to lakes and wide rivers (greater than 1 metre wide). While there are more stringent rules in the TRMP for waterbodies where the exclusion requirements apply to (as outlined in the Stock Exclusion Regulations), stock access rules that apply in the farming operations are less stringent than the Regulation.

48. Other issues include:
    - no recognition of or management of potential effects on significant sites or areas that will be identified through the catchment plans, such as culturally significant sites and threatened species habitat.
    - stock access rules don't give effect to Te Mana o te Wai – no prioritisation of the health needs of people as the rules do not protect drinking water supplies or swimming sites.
    - rules to manage stock access are located in different sections of the freshwater chapter, which becomes a challenge for plan users and may lead to unregulated activities and increased costs to consent applicants due to uncertainty.

Outcomes Sought in the Updated TRMP

49. From the issues identified, the TRMP could be changed to:

- give effect to the NPS-FM and Te Mana o te Wai.
- ensure it is clear how stock access rules relate to the national direction as set out in the Stock Exclusion Regulations 2020.
- simplify the policy direction and rules for plan implementation.
- protect in-stream habitats and values.

[6] Diffuse discharges are discharges of water and contaminants that are not collected and discharged from a fixed point or pipe, but instead they discharge via dispersed overland flow or runoff.

Vegetation Clearance and Planting

Context

50. This sub-topic covers vegetation clearance and disturbance, as well as planting vegetation in the beds of rivers and lakes. This sub-topic does not address vegetation outside of the banks of rivers, which is dealt with in Part C6.4 Riparian Margins and Wetlands of the TRMP.

51. Removal of vegetation within the bed is undertaken for various purposes including harvesting of plants and mahinga kai, pest control, flood control, and facilitating works. Introduction of plants can occur for the purpose of establishing riparian planting and restoration, creation of wetlands, and flood mitigation.

52. These activities can have both positive and negative effects. Positive effects include reducing flood and erosion risks, minimising the spread of invasive pest species, enhancing habitats and supporting cultural wellbeing. Negative effects may include reduced water quality from sediment discharged during clearance, habitat destruction, removal of shading promoting higher water temperatures, obstructing fish passage if debris is left within the river and changes to the flow of water causing erosion and scour.

53. The TRMP controls plants introduced into waterbodies and encourages the removal of inappropriate plants from the beds of rivers and lakes. It also seeks to minimise vegetation clearance and disturbance in outstanding waterbodies.

54. The rule framework is simple, with two permitted activity rules and a general catch-all discretionary activity rule:
    - Clearing and introducing vegetation is allowed subject to conditions that restrict the purpose of clearance, limit the area, protect water quality and avoid bed and bank stability impacts.
    - The introduction of vegetation is limited to non-pest species, a specific type of willow, provided it's not identified as an unwanted organism under the Biosecurity Act.
    - General standards apply to all rules to manage effects relating to fish passage, aquatic and bird species, authorised structures and activities, sediment discharges and impacts associated with contaminants and equipment refuelling.

55. Council is also seeking to transition the worst eroding land in the region (known as Land Overlay 3B or LO3B) to permanent vegetation in order to reduce the risk of land failure and debris flow events and protect waterways. Planting vegetation in and adjacent to water bodies is likely to be a key method to support this transition in the region, particularly through tools such as farm plans.

Issues

56. Overall, the TRMP effectively manages vegetation clearance and planting, but some minor amendments could ensure the proposed Regional Freshwater Plan gives effect to the NPS-FM and achieves positive outcomes. Examples of minor issues include:
    - the policies don't encourage removal of inappropriate plants for environmental enhancement, focusing only on where there are adverse effects on water quality, flows, and bed and bank stability.
    - the direction on avoiding or prohibiting the planting of pest species may not be strong enough to prevent it.
    - current provisions could lead to removal of vegetation planted for flood mitigation, increasing property risks from flooding and erosion.

Outcomes Sought in the Updated TRMP

57. From the issues identified, the TRMP could be changed to:

- give effect to NPS-FM and Te Mana o te Wai.
- encourage vegetation clearance and planting which restores or improves the values of water bodies, provides for flood control, or mahinga kai gathering and customary use is encouraged.
- reduce potential impacts of flood events on people and communities.

Damming, Diversion and Drainage (Drainage and Drain Maintenance)

Context

58. This sub-topic addresses the effects of building and operating dam structures, as well as drainage and drain maintenance. This sub-topic does not cover the impacts of taking water and storing it on river flows, which will be covered in more detail in the report on Water Quantity.

59. The TRMP allows damming and diversion of water by existing flood control structures and small-scale damming in streams which are not permanently flowing. The TRMP acknowledges the benefits of damming and diverting water, including encouraging water storage, but:
    - only provides for damming and diverting water where there is a functional need to do so and no other practical alternative is available
    - requires avoiding, where possible, the modification of natural channels
    - where appropriate, provides for domestic and community scale hydropower generation
    - requires fish passage, residual flows and flow variations
    - prevents earthworks, reclamation, damming, diversion and drainage in Outstanding Waterbodies.

60. Drains help manage flood flows and land drainage but can become blocked without maintenance, increasing hazard risks. Though often seen as having low ecological and cultural value, many drains are highly modified natural watercourses that can support native species and provide mahinga kai.

61. Proper maintenance is essential to minimise environmental impacts. In Tairāwhiti, the drainage network on the Tūranga Poverty Bay flats is crucial for horticulture, agriculture, and urban land use, supporting the regional economy. Council maintains a 330 km network of open drains, while landowners manage additional waterways on private property. Maintenance involves machinery clearing sediment, regrading channels, and removing vegetation using diggers, handheld tools, and occasionally crossing channels.

62. The clearance and maintenance of drains is permitted subject to conditions under the TRMP. Those conditions restrict the relocating or alteration of the design of the drain, require no mobilisation of the base or side, and any maintenance of drains identified in the plan as having ecological values is to be undertaken at a time and in a manner that ensures the ecological values are not degraded.

63. The effects and resulting consequences of damming, diversion and drainage activities are:

- **Altered fish passage** – leads to raised groundwater levels and affects drainage.
- **Loss of habitat** – impacts on landscape values.
- **Modified channel form** – causes loss or damage to sites of historic or cultural significance.
- **Modified flows and hydrology** – leads to flooding and inundation.
- **Damage to banks and erosion** – impacts recreational activities through loss of access to rivers.
- **Reduced water quality** – changes the temperature, water clarity and nutrient levels, which (cumulatively) causes the loss of natural character.

Issues

64. Key issues identified with the current TRMP approach:

- the provisions do not give effect to NPS-FM and Te Mana o te Wai.
- the provisions adopt different thresholds for permitted dams, which do not give effect to the new Dam Safety Regulations 2024.
- the provisions do not give effect to the NES-F (damming and diversion activities within 100 m of wetlands).
- there is inadequate protection of certain values. The provisions do not acknowledge cultural values or sites of cultural importance and do not provide guidance on managing risks to them. The provisions also do not protect indigenous habitats.
- there is uncertainty in the identification of artificial and modified watercourses, which creates potential confusion and inefficiencies in plan implementation.

Outcomes Sought in the Updated TRMP

65. From the issues identified, the TRMP could be changed to:

- Give effect to NPS-FM and Te Mana o te Wai.
- ensure it is clear how the rules relate to the national direction as set out in the Dam Safety Regulations and NES-F.
- manage drain maintenance and clearance in a manner that does not have significant adverse effects on water quality, ecology, and cultural values.
- provide for maintenance and clearance to reduce the impacts of flood events on people and communities.
- address the uncertainty regarding the identification of drains and modified watercourses and the provisions which apply to them.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Medium** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Medium** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Medium** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

66. The decisions or matters in this report are considered to be of **Medium** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

67. Kāwanatanga requires Council to understand the diverse roles and functions mana whenua hold and also enable mana whenua to be involved in Council projects and processes according to their preferred level of involvement[7]. The recent adoption of recommendations from Poipoia Ltd's Te Mana o te Wai review (**Report 24-299**), in particular to review and assess current formal relationships and/or agreements between Council and iwi and hapū, is a step towards achieving kāwanatanga in our region.

Rangatiratanga

68. Tino rangatiratanga sees that mana whenua aspirations are also Council priorities. Through past submissions and recent mana whenua engagements, aligning with Te Ao Māori requires understanding what mana whenua aspirations are and how Council can achieve them. The restoration and protection of natural taonga is an example of meeting tino rangatiratanga.

Oritetanga

69. Ōritetanga is provided when Council understands, acknowledges, and redresses inequity. Council takes a step to achieving ōritetanga when there's meaningful engagement between Council (as the local representative of the Crown) and iwi and hapū. When staff incorporates mana whenua aspirations into the freshwater plan development, the final freshwater plan becomes the physical and legal proof of redressing inequity.

Whakapono

70. Whakapono is the protection of customs and faith, in particular recognising and providing for Te Ao Māori worldview. Whakapono is achieved when the freshwater plan includes policy direction that aligns with Te Ao Māori worldview and backed with recognising and incorporating mātauranga in research and improvement projects. An example is a collaborative effort, between Council and mana whenua, in researching inanga spawning grounds in our region. This joint effort will better inform our plan development, ensuring that activities will only occur in areas that are appropriate.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

71. The Regional Freshwater Advisory Group consists of tāngata whenua of Rongowhakaata, Ngāti Oneone, Te Aitanga a Hauiti, Te Whanau a Kai and Nga Ariki Kaiputahi. These members have provided their cultural knowledge unique to their iwi and hapū. The members of Te Whanau a Kai and Nga Ariki Kaiputahi provided their input as representatives of their iwi.

72. There has been ongoing tāngata whenua engagement since the start of the Regional Freshwater Advisory Group hui. While the tāngata whenua engagement focuses on understanding Māori freshwater vision and values in the Te Mana o te Wai framework, these engagements are also opportunities for tāngata whenua to voice their concerns of topics outside the scope of the engagement.

[7] Clauses 3.2 and 3.4, NPS-FM 2020.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

73. The Freshwater Advisory Group includes members of our community, where they provided their feedback based on work experiences (e.g. beef & lamb farming experience, forestry industry experience) or interests (e.g. recreational, conservation).

74. Wider community engagement on this topic will be held in the overall freshwater plan consultation. This is expected to occur in 2026.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

75. Freshwater planning and wider TRMP review will incorporate climate change in the development of policy direction and conversations had through tāngata whenua and community engagement.

76. Climate change will affect the availability and reliability of freshwater resources. In the context of the topic in this report, building dam structure in a river affects river hydrology and subsequently negatively impacts on aquatic habitats for native fish. This impact is exacerbated with projected drought conditions leading to a decrease in water availability and increase in water temperatures.

77. Climate change will also influence the frequency and severity of severe weather events. Using the example in paragraph 76, the change in river hydrology may lead to flooding of areas previously had minor to zero flooding, to worsening flooding in flood-prone areas.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

78. Resourcing for freshwater planning and the wider TRMP review is included as part of the operational budgets in the 2024-2027 Three Year Plan.

79. Options of policy direction for this topic will have financial implications, which will vary depending on which option is adopted.

Legal

80. Keeping the TRMP current is a legislative requirement. Council is required to prepare and change the TRMP in accordance with National Policy Statements, the New Zealand Coastal Policy Statement (NZCPS), National Planning Standards and any other resource management regulations[8].

81. The current freshwater plan (notified in 2015) only gives effect to the previous editions of NPS-FM but not the 2020 edition. The Coalition Government's signal of amendments to the NPS-FM 2020 implies a risk where Council develops a freshwater plan that aligns to the NPS-FM 2020 but doesn't align to the incoming (but currently unknown) amendments.

[8] s61(1)(da) and (e), s66(1)(ea) and (f), s74(1)(ea) and (f) of the RMA 1991

82. Council's position is to continue engaging tāngata whenua and communities, with focus to fully develop a vision in resource management for our region. Government estimates that the incoming amendments to the NPS-FM 2020 can be expected sometime in 2025. Since the freshwater plans are planned for public notification in 2026, there is still room for staff to review and adjust policy direction before the 2026 public notification.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

83. The review of our freshwater plans is expected to meet the following outcomes identified in Tairāwhiti's Spatial Plan (**Tairāwhiti 2050**):

- **Outcome 1: A driven and enabled Tairāwhiti**, where Council works with iwi, hapū and stakeholders to promote and enable change in the region.
- **Outcome 2: Resilient communities**, where engaging and taking our community with us on the journey to resilience and planning for future generations.
- **Outcome 6: We celebrate our heritage**, where we recognise the importance of our natural taonga and practice active guardianship in the region.
- **Outcome 8: Delivering for and with Māori**, where Council and iwi and hapū have built and maintained strong partnerships that ensure our region's taonga are restored and protected for generations to come.

RISKS - NGĀ TŪRARU

84. **Changes in national direction**: Government is expected to consult on changes to the NPS-FM 2020 in first quarter of 2025, with new national direction to be released in mid-2025. There is no clear policy direction on what staff should expect in the incoming amendments. Council's engagement with tāngata whenua and its communities, its science and technical work, and continuing policy drafting respond directly to the unique cultural, social, and physical context that represents Tairāwhiti. The risk is mitigated by staff reviewing and amending (as required) the draft policy direction post new national direction being in place - there is time between the anticipated new national direction released in 2025 and the proposed public notification of the Regional Freshwater Plan in 2026.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
30 April 2025	Seek TRMP Committee decision on the recommended policy approaches for the sub-topics in 'Activities in beds of lakes and rivers'	

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Activities in Beds of Rivers and Lakes - Questions [**25-46.1** - 6 pages]

Tairāwhiti Regional Freshwater Planning Advisory Group – Questions from Report 'Activities in the beds of rivers and lakes'

Date: 13 March 2025

Questions on the sub-topics in the Activities in the beds of rivers and lakes section were posted to the Advisory Group at Hui 2 (16 August 2023).

We will workshop the following questions with this TRMP Committee at the 13 March 2025 TRMP Committee meeting. Feedback received from the workshop will be incorporated into the policy options that will be presented to this Committee for decision-making at the 30 April 2025 meeting. There will be further opportunities for workshop on the options at that meeting.

1 Sub-topic: structures, disturbance works, deposition of material, reclamation

For each of the structures or activities below, list out the key issues or benefits you see resulting from it

Issues and/or benefits may relate to water quality, fish passage, mahinga kai, recreation, flooding, visual amenity, access, economic returns

Tick if you think the structure or activity should be enabled or restricted

Feel free to add any structures or activities not identified

Structure/Activity	Issues and/or benefits	Enable	Restrict
Existing structure			
Bridge			
Pipelines or cables			
Surface water intake			
Culvert			
Game shooting structure / whitebait stand			
Flood protection structures (i.e. stopbanks, groyne)			
General excavation /earthworks /disturbing the bed and banks			

Thinking about the structures and activities in the list above and their issues and benefits, list out the outcomes that should be achieved in the proposed Regional Freshwater Plan in the table below

Examples are provided

Category	Outcome
Environmental	*Example: Fish passage must be provided by any new structure*
Cultural	*Example: Mahinga kai sites should be protected*
Social	*Example: Water quality at important swimming sites should be protected*
Economic	*Example: Structures should be allowed to support economic uses*

2 Sub-topic: flood management and response

Should there be specific provisions for flood management and response activities? If so, should this be direction only for council activities, or for all flood mitigation and responses (i.e by individuals or other entities like Waka Kotahi)?

Do you support the proposed Regional Freshwater Plan promoting nature-based solutions as alternatives to hard engineering for flood mitigation?

Are there any other issues with flood management or response activities that need to be addressed?

3 Sub-topic: gravel extraction

Rate the following potential adverse effects of gravel extraction based on a rating of the most important = 1 to least important = 5

Feel free to add any effects not identified

Potential effect	Rating *(1 = most important, 5 = least important)*
Over-extraction of gravel, erosion of the riverbed	
Discharge of fuel and lubricants from machinery	
Damage to heritage sites	
Impacts on cultural values such as mauri	
Removal of aquatic habitat	
Sediment discharges	
Reducing recreational access	
Reducing visual amenity	
Dust generation	
Disturbance of fish spawning sites	
Loss of mahinga kai	
Disrupting natural river patterns	

Do you support allowing small-scale extraction for individuals?

- Yes / No
- Reason?

Do you support commercial extraction of gravel?

- Yes / No
- Reason?

Do you support the Council directing where gravel extraction should occur or should gravel operators be free to choose sites for Council to approve?

4 Sub-topic: stock and vehicle access

Which waterbodies should stock be excluded?

- Only wide rivers (1m in width)?
- Permanently and intermittently flowing?
- Ephemeral waterbodies?
- Waterbodies in the hill country?

The Stock Exclusion Regulations apply to specific types of stock (for example dairy cattle, pigs, etc.) and certain areas (e.g. near drinking water sources, ecologically sensitive areas). Should there be any other stock or areas where stock should be excluded from rivers?

When is vehicle access to and across the beds of rivers and lakes appropriate? Consider different types of users like individuals, farmers, gravel extractors, and foresters.

5 Sub-topic: vegetation clearance and planting

What issues associated with vegetation clearance and planting need to be addressed in the proposed Regional Freshwater Plan?

What outcomes should the proposed Regional Freshwater Plan achieve in relation to vegetation clearance and planting?

6 Sub-topic: damming, diversion and drainage

- What issues associated with damming, diversion and drainage need to be addressed in the proposed Regional Freshwater Plan?
- What outcomes should the proposed Regional Freshwater Plan achieve in relation to damming, diversion and drainage?
- Do you support new dams in waterbodies? If so, should this be only for certain purposes?

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

25-10

Title:	**25-10 Tairāwhiti Resource Management Plan Review - Progress Update**
Section:	Strategic Planning
Prepared by:	Desiré du Plooy - Programme Delivery Lead - TRMP
Meeting Date:	Thursday 13 March 2025

Legal: No	Financial: No	Significance: **Low**

Report to TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW / AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI for information

PURPOSE - TE TAKE

The purpose of this report is to update the Committee on the progress made on the review of the Tairāwhiti Resource Management Plan (TRMP).

SUMMARY - HE WHAKARĀPOPOTOTANGA

The focus for the first half of 2025 is on developing and notifying the Urban Plan change in June 2025. The team is currently working through key planning milestones, with community and targeted engagement held in February.

Regional Policy Statement (RPS) workstream: Early feedback has been gathered on the draft Regional Policy Statement (RPS) direction, with chapter refinement ongoing and targeted for completion by the end of March.

Iwi engagement is ongoing, and the team continues to work on ensuring iwi priorities are reflected in the draft RPS chapters. Iwi engagement will extend beyond March, allowing feedback to be incorporated as the chapters evolves. Formal community engagement on the draft RPS is scheduled for mid-2025, slightly ahead of the Urban Plan Change notification, keeping the processes distinct and providing clear input opportunities to avoid confusion between the two workstreams.

Additional technical work is also being finalised for the heritage and biodiversity chapters.

Urban Growth & Development (UGD) workstream: The Urban Plan change is on track for notification in mid-2025. Public engagement is in progress, and a Councillor workshop took place end February (including commissioners).

Work continues on the four city masterplans supporting the Future Development Strategy (FDS), with the Kaiti Masterplan due to Council in March 2025, followed by Elgin, Awapuni, City Centre masterplans.

Feedback from the December TRMP Committee meeting has been incorporated into the Urban Residential Design Guide to reflect a Tairāwhiti-specific approach. Further iwi engagement on this is ongoing.

Freshwater workstream: The primary focus is to complete the technical work, engagement and policy drafting for the Regional Freshwater Plan and seven Catchment Plans by the end of 2025. Five catchments are at various stages of progress, while the remaining two are in the early stages of initiation.

Forestry workstream: Following Council's 27 November decision (Decision Report 24-319) to seek an exemption, the team is currently seeking Government confirmation on amendments to National Environmental Standards for Commercial Forestry (NES-CF). Draft policies and rules have been developed, and a s32 analysis is underway. Consultants are finalising technical work, and the team are in regular correspondence with Ministry for Primary Industries (MPI). Forestry sector re-engagement will occur once the plan change pathway is confirmed.

CANE (Coastal, Air, Natural Environment) workstream: Initial planning is on hold until the workstream lead has been confirmed. The aim is to roll-out this final workstream mid-year (inclusive of the second half of the District Plan component of the Standards Compliant combined plan).

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Tairāwhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti Committee:

1. **Notes the contents of this report.**

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: TRMP, Tairawhiti Resource Management Plan review, Housing, Urban Policy, Freshwater, Urban growth and development, Regional Policy Statement, engagement, governance, tāngata whenua, partnerships, catchment planning, masterplans, CANE

BACKGROUND - HE WHAKAMĀRAMA

1. Council is undertaking a full review of the TRMP. The 2021–2031 Long Term Plan (LTP) included a significant investment of $25.8m (including $7m for freshwater planning) to support a review of the TRMP and deliver Council's freshwater planning programme (Decision Report 21-120).

2. The TRMP has been under review since 2021, and final completion is planned for 2028 (also refer to **Attachment 1**: TRMP Programme High-Level Schedule Post Reset (Including Recent RMA Amendments).

3. The TRMP is written in accordance with the requirements of the Resource Management Act (RMA). Since the current (operative) TRMP was prepared, several amendments have been made to the RMA, national direction, Council strategies, and the Regional Land Transport Plan.

4. The most recent legislative change is the Resource Management (Freshwater and Other Matters) Amendment Act 2024 that came into force on 25 October 2024. This Act amended the RMA to prohibit regional councils from notifying freshwater planning instruments until the new National Policy Statement for Freshwater Management (NPS-FM) is published, or 31 December 2025, whichever is earlier. Three items being worked on in phase 1 of the TRMP review are affected by this prohibition on notification: the Regional Policy Statement (RPS), forestry harvest plan change and the Mōtū Catchment Plan.

5. Decision Report 24-319 to Sustainable Tairāwhiti meeting on 27 November 2024 recommended we continue work on freshwater planning instruments to avoid significant delays to the TRMP review programme and maintain momentum and associated relationships with tāngata whenua and the community. Elected members agreed to the following at this meeting:

   a) RPS planned notification date be moved from June 2025 to February 2026.

   b) An exemption is sought for the Forestry Harvest plan change - notification planned for 2025.

   c) Notification date for the Mōtū Catchment Plan is moved from February 2025 to February 2026.

6. The Tairāwhiti Regional Spatial Plan (Tairāwhiti 2050) provides the vision for Tairāwhiti for the next 30 years. This plan was developed throughout 2019 and has benefitted from extensive consultation and engagement (Decision Report 20-17). It was approved by the Sustainable Tairāwhiti Committee on 30 January 2020. Staff are utilising the aspirations in the Spatial Plan and the feedback we received during its development to also inform the TRMP review.

Regional Policy Statement

7. The RMA (s59 to s62) identifies the purpose, contents, and matters to be considered when preparing or changing RPS provisions. The analysis of options is directed by s32, and the process to follow for engaging tāngata whenua and the community is set out in schedule 1 of the RMA. The format of the TRMP follows Table 5 in the National Planning Standards.

Urban Growth and Development - Implementation of the Future Development Strategy

8. The Future Development Strategy (FDS) was adopted on 14 March 2024 (refer to Decision Report 24-26). The FDS is an important document for strategically managing growth in the rohe and is aimed at addressing the anticipated growth in Tairāwhiti's population and urban development needs for the next 30 years.

9. The implementation of the FDS and the related urban sections of the TRMP (largely the District Plan element) will be informed by the Spatial Plan, the Gisborne Urban Development Strategy 2015, and the Central Business District CBD) Spatial Framework 2019.

10. In October 2024, an amendment to the RMA was announced, prohibiting councils from notifying freshwater planning instruments before the publication of the new National Policy Statement for Freshwater Management (NPS-FM) or 31 December 2025, whichever comes first. Following this announcement, Sustainable Tairāwhiti resolved on 27 November 2024 (Report 24-319) to defer the notification date for the RPS plan change from June 2025 to February 2026. This decision aligned the RPS notification timeline with the amended RMA requirements for freshwater planning instruments.

11. This deferral had a significant impact on the urban plan change proposed for public notification in June 2025. The operative RPS provisions of the TRMP do not fully give effect to the National Policy Statement on Urban Development (NPS-UD) and lack adequate guidance for urban growth. Without updated RPS provisions, the urban plan change would need to proceed without the higher-level policy framework it must "give effect" to.

12. To address this issue, Council resolved on 30 January 2025 (Decision Report 25-9) to proceed with preparing and notifying the urban plan change with targeted updates to the operative RPS provisions. This option was selected to address longstanding housing enablement issues in Gisborne, reduce risks associated with outdated RPS guidance, and rely partially on the NPS-UD, avoiding the need for a full or partial RPS plan change.

Freshwater and Catchment Planning

13. The Freshwater Planning framework is divided into two parts:

    a) The Regional Freshwater Plan containing provisions that apply to freshwater-related activities that occur anywhere in the region.

    b) Seven catchment plans that focus on managing freshwater quality and quantity issues that are catchment specific.

Forestry Harvest Plan Change

14. A Ministerial Inquiry into Land Use (MILU) was launched on 23 February 2023 to investigate past and current land-use practices and the impact of woody debris including forestry slash and sediment on communities, livestock, buildings, and the environment. The inquiry, which produced the report "Outrage to Optimism," was first published on 12 May 2023, with an updated version released on 17 May 2023. In response, Council established a cross-functional programme of work and accelerated the review of relevant plan provisions, originally scheduled for Phase 2 of the TRMP Review.

15. Staff presented the scope of the forestry work programme in Information Report 24-31 to the Sustainable Tairāwhiti Committee on 28 February 2024:

    a) **Plan Change 1:** Forestry Harvest Plan Change. This is now integrated into the first phase of the TRMP Review Programme.

    b) **Plan Change 2:** Land Overlay mapping and wider TRMP provisions. We expect to address this plan change as part of Phase 2 in the TRMP review programme.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Ngā Whakaritenga o Te Kaupapa Tauāki ā-Rohe / Regional Policy Statement Provisions

16. This workstream is responsible for updating the Regional Policy Statement (RPS) provisions. Four resource management challenges were identified (Information Report 21-216): building resilient communities, protecting what we value, growth and development and lastly, a prosperous Tairāwhiti.

17. The TRMP Committee in December 2024 (refer to Decision Report 24-345) endorsed the high-level direction in the working draft of the RPS for those areas new or where material changes were proposed.

    a) Changes across the RPS to reflect best practice and 'give effect to' national direction as set out in Report 24-345 were endorsed.

    b) In particular, the move to a Ki Uta Ki Tai framework, risk-based approach to natural hazards and nature-based solutions was supported. This will also be tested through community engagement.

    c) The approach to reflect responses received during informal engagement in the draft RPS was supported.

18. At the 30 January 2025 Council meeting, councillors approved to include targeted changes to the operative RPS provisions to address the gap in RPS level urban growth provisions (refer to Decision Report 25-9). The operative RPS does not give effect to the NPS-UD or provide a strong foundation for a growth-focused urban plan change. The recent RMA amendment prohibits councils from notifying freshwater planning instruments before the earlier of the new NPS-FM publication date, or 31 December 2025. To align with this, on 27 November 2024 Sustainable Tairāwhiti resolved to move the RPS plan change notification from June 2025 to February 2026, to align with the timeframe for notifying freshwater planning instruments (Decision Report 24-319). In response, the team prepared report 25-9 outlining options to strengthen RPS provisions for the Urban Plan change, ensuring it supports the implementation of the FDS 2024 and give effect to the NPS-UD.

19. The TRMP Committee also endorsed to engage on the high-level direction and these key changes to the RPS with iwi authorities, targeted stakeholders and the wider community. This took place over four weeks in February 2025 and focused on key questions that will provide a 'sense check' on the issues, goals and strategic direction (refer to Decision Report 24-345).

20. Undertaking early engagement also raises awareness and understanding of the TRMP review and will provide valuable feedback for input into proposed changes to legislation and national direction.

21. Feedback was sought via the Participate portal and social media using quick questionnaire type engagements for a broad but 'light' engagement. Feedback from this engagement will be provided at the next TRMP Committee meeting in April. This is intended to be followed by engagement on a draft RPS plan change in mid-2025. This is proposed to be staggered so that it does not overlap with the formal notification and submissions on the Urban Plan change, to help communicate they are at different stages of the process (informal vs formal) and to help avoid confusion about when and how feedback will be sought.

22. More background information on the RPS can be read here.

Progress Against Milestones

Table 1 – RPS progress against milestones		
Deliverable	**Update**	**Next steps**
Significant resource management issues		
Identification of significant resource management issues for iwi authorities	Working closely with the Māori Partnerships team to restart and/or close the loop on earlier iwi engagement efforts to establish a clear path for co-drafting the RPS chapters.	Detailed feedback on the RPS chapters expected.
	Meet with other iwi and agree an engagement approach and following up with all who have not yet fully participated.	Ongoing.

Table 1 – RPS progress against milestones		
Deliverable	**Update**	**Next steps**
Significant Resource Management Issues		
	Initiating further kōrero on Ki Uta Ki Tai overarching approach.	The TRMP team is seeking feedback from iwi specifically on whether the Ki Uta Ki Tai framework (which is set out in national direction), is appropriate in a Tairāwhiti context or if alternative language or framework is needed. Additionally, high-level feedback is being sought through general public consultation to assess support for prioritising environmental protection alongside other wellbeings.
Procurement of technical reports and input		
Technical reports	Currently procuring final evidence required to guide updates of RPS provisions. These include: • Heritage and cultural values (refine current information) • Outstanding landscapes, features and seascapes (refine current information) • Biodiversity (refine current information and seek specialist input on criteria for significance) • External specialist planning assistance to peer review development and refinement of the following: Coastal Environment and Natural Hazards chapters.	Finalise additional technical works required to finalise the relevant draft RPS chapters.
Research and options analysis		
Issues and Options papers to inform the development of the RPS	Issues and options reports have been reviewed and updated. This work has supported drafting the RPS chapters ready for engagement with community and tāngata whenua and will inform engagement communications.	Engagement may identify further options to be considered.

RPS provisions		
Drafting provisions for the RPS	Decision Report 24-345 to the TRMP Committee meeting on 18 December 2024 sought endorsement of the proposed policy direction for the draft RPS and compared the proposed policy direction against the operative RPS. Feedback on high-level policy direction was sought from the community during February 2025. Iwi and community feedback will be used to refine the approach.	A draft RPS will be presented to the TRMP Committee for endorsement in May 2025. This will be followed by a period of informal public feedback from July onwards, with formal submissions scheduled for February 2026.
Engagement	Feedback was gathered via the Participate portal and social media using quick questionnaire-style engagements, ensuring broad but 'light' engagement. Targeted stakeholders were invited to meet with the RPS team and share their input.	An update on feedback from the February engagement period will be presented to the April TRMP Committee meeting.

Partnering with Tāngata Whenua

23. The RPS team is working closely with the Māori Partnership team on the new strategy for engaging appropriately with tāngata whenua that reflects Te Tiriti Compass. This mahi includes development of a comprehensive engagement plan and framework with tāngata whenua for the region.

24. How this engagement fits with the wider TRMP review is a key consideration as the topics captured by the RPS will also be covered by other aspects of the TRMP review.

What are the Challenges?

25. Engaging tāngata whenua throughout the TRMP review process is essential to incorporate their views directly into the drafting. The extent of engagement will be determined by iwi themselves, based on their preferences and capacity once an agreed engagement pathway can be established.

26. Identifying significant resource management issues for iwi is still in progress. Some input has been provided by iwi technicians, and further discussions with tāngata whenua, including those who have taken up our invitation to restart engagement, will help progress these issues. Additionally, some issues may emerge from the two iwi management plans currently being developed by Ngāi Tamanuhiri and Te Aitanga a Māhaki.

27. Aligning RPS and Urban Plan change, along with relevant forestry engagement / consultation activities, early in 2025 to improve public understanding of the TRMP and support the message of a single combined plan.

28. Due to the RMA amendments prohibiting freshwater-related notifications in 2025, the RPS notification timeline has been adjusted. Without freshwater provisions, Council could only notify a partial RPS, which wouldn't meet integration requirements. As a result, the RPS timeline has been adjusted, and additional engagements will take place before releasing a draft RPS.

Next Steps

March 2025	Finalise additional technical works required to inform draft RPS chapters Incorporate engagement feedback and finalise RPS chapters
April 2025	Prepare Information Report to TRMP Committee on engagement outcomes
May 2025	Prepare Decision Report to TRMP Committee to endorse draft RPS for engagement purposes



Te Whakamahere Wai Māori / Freshwater Planning Provisions

29. This update should be considered alongside the Freshwater Planning Update Information Report (Report 25-49) to this same meeting.

30. The Freshwater work programme continues to focus on engagement and developing a robust evidence base to support policy decisions.

31. For further context on the relationship between the Regional Freshwater Plan and the seven catchments, please refer to Information Report 24-226 on 3 September 2024.

32. The notification for the freshwater package remains scheduled for mid-2026, with the exception of the Mōtū Catchment Plan. This notification timeline has been adjusted from February 2025 to February 2026 (refer to Decision Paper 24-319).

33. Additional background information on the Freshwater catchments, including advisory group memberships, can be found here.

Progress against milestones

Table 2 – Freshwater progress against milestones		
Deliverable	**Update**	**Next steps**
Regional Freshwater Plan		
Review of Regional Freshwater Planning provisions	Staff have worked alongside an Advisory Group since July 2023, with engagement mostly complete – 12 hui held to date.	The Advisory Group will reconvene for a series of four hui from mid-year to review and discuss drafted sections of the plan. The team is aiming to have drafted all sections by September (contingent on completion of technical work mid-year).

Table 2 – Freshwater progress against milestones		
Deliverable	**Update**	**Next steps**
Catchment Plans		
Review of Waipaoa Catchment Plan (CP) Main rivers: • Waipaoa River • Te Arai River • Whakaahu River • Wharekopae River • Waihuka River • Waikohu River • Mangatu River • Waingaromia River • Waihora River • Taruheru River	Engagement is on track, with staff working alongside an Advisory Group since July 2023, with 12 hui held to date.	As above.
Mōtū CP Main rivers: • Mōtū River • Koranga River	The planned notification date for the Mōtū Catchment Plan has been moved to February 2026 (refer to Decision Report 24-319). Worked with councillor Ria to actively lead further tāngata whenua re-engagement, and how to identify practical solutions for dealing with water quality issues. Draft plan completed, with a couple of opportunities to refine based on input from farmers and tāngata whenua. Council staff are working with the Mōtū Catchment Group to identify ways to address riverbank erosion.	Given the extended timeframes, the team is looking for re-engagement to enhance outcomes for catchment planning. This will include supporting the Mōtū Catchment Group to identify opportunities for improving freshwater outcomes and securing funding for mitigations and pest management solutions.
Waimatā – Pakarae CP Main rivers: • Waimatā River • Pakarae River • Waiomoko River • Pouawa River	Advisory Group engagement mostly complete, with last hui #9 to be held mid-March 2025.	Staff have started drafting the Catchment Plan, with the draft plan to be ready for feedback from the Advisory Group end of March 2025.
Ūawa Catchment Working Group with Te Aitanga a Hauiti Main rivers: • Waiau River • Hikuwai River • Ūawa River • Mangahauini River	Advisory Group engagement mostly complete, with staff having sought feedback on the draft plan at the last hui held late February 2025.	First draft Catchment Plan expected May 2025.

Table 2 – Freshwater progress against milestones		
Deliverable	**Update**	**Next steps**
Catchment Plans		
Waiapū CP, in partnership with Ngāti Porou Main Rvers: • Mata River • Waitahaia River • Ihungia River • Tapuaeroa River • Waiorongomai River • Mangaoparo River • Poroporo River • Waiapu River • Maraehara River	Re-confirmed joint commitments between Council and Te Runanga o Ngāti Porou to continue co-creating the Waiapū Catchment Plan. Following this renewed agreement, the focus has shifted to undertaking research – ecological values assessment, natural character assessment, and gravel fieldwork.	The joint team is looking to complete a draft plan by the end of 2025.
Southern Tairāwhiti CP (Hangaroa – Ruakituri) Main Rivers: • Hangaroa River (flows into Hawke's Bay) • Ruakituri River (flows into Hawke's Bay) • Maraetaha River • Mangapoike River • Nuhaka River	Staff attended a Ngāi Tāmanuhiri whanau freshwater planning day on 1 February at Muriwai Marae, providing a positive step forward to start work in this catchment.	A catchment Advisory Group will be established to work through the National Objectives Process. A draft plan is expected to be ready by the end of 2025.
Northern CP (Wharekahika – Waikura) Main Rivers: • Waikura River (flows into Bay of Plenty) • Whangaparaoa River (flows into Bay of Plenty) • Wharekahika River • Karakatuwhero River • Awatere River • Orutua River • Waipapa River	Following Council's bore drilling project, staff has been able to establish a small technical roopu that includes local expertise from the catchment area to support engagement and catchment plan development.	First technical roopu hui will be held mid-March. A draft plan is expected to be ready by the end of 2025.

Partnering with Tāngata Whenua

34. Tāngata whenua engagement is being progressed by staff in conjunction with advice and support from our Māori Partnership team.

35. A review was carried out by Poipoia Ltd in 2023, evaluating the Regional Freshwater Plan and Waipaoa Catchment Plan's compliance with Te Mana o Te Wai. Council has taken steps to implement Poipoia's recommendations through workshops with tāngata whenua, cultural training, and collaborative projects, such as catchment and wetland management plans. The approach emphasises building capacity and capability of iwi/hapū to participate (and eventually lead) Te Mana o Te Wai driven kaupapa. Council, at its 12 December 2024 meeting, approved the recommendation for staff to continue undertaking further work to give effect to Te Mana o Te Wai ki Tairāwhiti, as recommended by Poipoia Ltd (refer to Decision Report 24-229)

36. All Advisory/Working Groups have tāngata whenua representatives. Separate engagements with iwi/hapū have occurred where they have expressed to Council their interest in separate kōrero within their rohe. An example is the Te Mana o Te Wai wānanga series with tāngata whenua at Te Arai River at Ohako marae.

37. Council staff re-established a commitment with TRONPnui to continue working on the Waiapū Catchment Plan.

What are the Challenges?

38. Internal capacity to address engagement, policy development, and technical work remains an ongoing challenge. Despite recruitment of additional staff, the workload across policy development, technical work and engagement remains high.

39. The recent RMA amendments prohibiting freshwater-related notifications in 2025 have required adjustments to the Mōtū Catchment Plan timeline. This has affected the workstream's scheduling, necessitating realignment to maintain momentum.

Next steps

March 2025	• First draft catchment plan expected for Waimatā – Pakarae Catchment Plan. • First hui and hikoi for Wharekahika – Waikura catchment (Northern).
April 2025	• Decision Report to endorse policy approach for activities in beds of rivers and lakes. • Information Report on riparian margins.
May 2025	• Reconvene Regional Freshwater and Waipaoa catchment planning advisory groups. • First draft catchment plans expected for Ūawa.

Te Whakawhanake me te Whakarahi Tāone / Urban Growth and Development (UGD) provisions

40. The focus continues to be on the changes needed to implement the FDS and enable housing supply. The first Urban Plan change is planned for notification in mid-2025 and includes:

    a. Intensification changes and rezoning (such as a flexible City Centre Zone, Open Space, Mixed Use, Residential and Neighbourhood Centre Zones).

    b. Special Purpose Zones – Focus on Hospital (as its general residential in current plan) Airport (which is currently Rural Residential) and Future Urban Zone.

41. Also refer to paragraph 18 above re targeted RPS changes to support urban growth.

42. Additional background information to this workstream can be found here.

Progress against Milestones

Table 3 – Urban growth and development progress against milestones		
Deliverable	**Update**	**Next steps**
Urban Objectives for the RPS		
Draft urban high-level objectives for the RPS.	The draft RPS provisions have been further refined following the February engagement period and the governance workshop on 26 February 2025.	Present to the TRMP Committee for endorsement May 2025.
Urban Residential Design Guide		
Urban Design Guide for Residential Development[9], inclusive of limited RMA Schedule 1 process planning[10]	The Guide was presented to the TRMP Committee in December 2024. Since then, refinements have been made to incorporate feedback received.	Present to the TRMP Committee for endorsement May 2025. The Guide will be included as an appendix in the new Plan when it is notified mid-2025.

[9] The Urban Residential Design Guide will support intensification through the implementation of the FDS. Requested by the Consenting team, it will be completed early 2025 to assist developers in submitting higher-quality proposals. Once refined, this Guide will be included as an appendix in the new plan as part of the plan change.

[10] The Urban Residential Design Guide will support intensification through the implementation of the FDS. Requested by the Consenting team, it will be completed by early 2025 to assist developers in submitting higher-quality proposals. Once refined, this Guide will be included as an appendix in the new plan as part of the plan change.

Table 3 – Urban growth and development progress against milestones		
Deliverable	**Update**	**Next steps**
Develop four masterplans for Kaiti, City Centre, Elgin, Awapuni towards well-functioning urban environments to aid FDS implementation		
Develop a Kaiti Masterplan.	Targeted engagements held in February 2025. Councillor workshop held on 26 February.	Further discussions with iwi are needed to inform the plan. The Kaiti Masterplan will be the first to be presented for endorsement at the 8 May 2025 ST meeting, with the remaining masterplans following afterward.
Develop a City Centre Masterplan.	Targeted engagements held in February 2025.	Councillor workshop being planned for after 8 May ST meeting.
Develop an Elgin Masterplan.		
Develop an Awapuni Masterplan.	Targeted engagements held in February 2025. Public engagement to occur at a later date, once more work is undertaken with internal Council teams.	
Urban-related plan changes to the District Plan		
Review of the urban provisions of the District Plan within the TRMP, mainly in and around the City with a strong focus on the implementation of the FDS.	Feedback was gathered via the Participate portal and social media in February 2025. Targeted stakeholders were invited to meet with the UGD team and share their input. A draft version of the Urban Plan change was workshopped with councillors and TRMP commissioners on 26 February. The purpose was: • to deliver an update on the progress made on the development of the Draft Urban Plan change to achieve the outcomes identified in the Tairāwhiti FDS and to give effect to the NPS-UD; and • to obtain feedback on the preferred methods and options for housing intensification and methods for enabling affordable housing for Māori, and for provisions of the proposed Commercial and Special Purpose zones.	Further refinements to update provisions, following the workshop and engagement, will be made the Urban Plan change. The revised version will then be presented to Council on 27 March for approval to send to Treaty partners for formal feedback, in line with RMA requirements. The draft Section 32 report will accompany the draft Urban Plan Change for Council approval to send to Treaty partners.

Table 3 – Urban growth and development progress against milestones		
Deliverable	**Update**	**Next steps**
Research and technical work.	An economic analysis report on Urban Policy options is planned.	
Designations		
Designations (Clause 4(1A) of s1 – part of District Plan)	Provided written notice of Urban Plan change to requiring authorities. Prepared Designation Schedule and mapping and completed the statutory pre-notification request for roll over of existing designations.	Review written responses received and modifications required to designations.

Partnering with Tāngata Whenua

43. FDS engagements have set the scene for engaging with tāngata whenua on the plan change. Further engagement is needed during the development of the master plans and district plan provisions changes. We already have some information relevant for district plan changes provided through submissions from Te Rūnanganui o Ngāti Porou (TRONP) and Rongowhakaata Iwi Trust on the FDS.

44. The Urban Growth and Development team, together with the Māori Partnerships team, have prepared and shared a summary of work with our partners. The purpose is to inform our partners of the work we are focussed on and allow them to determine for themselves, what involvement looks like and if any resourcing may be required to enable participation.

45. To date, this workstream has held hui with Te Rūnanganui o Ngāti Porou (TRONP) and will continue to engage over the coming months.

What are the Challenges?

46. Delivering the required Urban Plan change within the desired timeframe remains a significant challenge. The process involves several statutory steps under the RMA, input from Treaty partners and wider community which must be carefully navigated to ensure the plan change is completed and notified by June 2025. Consultancy support has been secured to assist in plan content preparation and assist with some GIS aspects.

47. Not delivering the Urban Plan change in a form that meets both community expectations and legislative requirements within the proposed timeframe, risks Council losing its credibility. By concentrating on the core requirements to implement the FDS 2024-2054 and give effect to the NPS-UD, this risk can be mitigated by confining the plan change to define parameters.

Next steps

March 2025	• Incorporate engagement feedback and finalise draft Urban Plan change. • Decision Report to 27 March Council meeting: approval to send draft Urban Plan change via RMA requirements for formal feedback to Treaty partners.
April 2025	• Refinement and completion of Kaiti Masterplan. • Draft Urban Plan change with Treaty partners.
May 2025	• Prepare Decision Report to Sustainable Tairāwhiti to adopt Kaiti Masterplan. • Councillor workshop post Sustainable Tairāwhiti to discuss remaining x3 masterplans. • Prepare Decision Report to recommend to TRMP Committee Urban Plan change approval.

Te Whakahou Mahere Hauhake Ngahere / Forestry Harvest Plan Change

48. We have a programme of work that is divided into two workstreams:

    a) **Workstream 1:** Forestry Harvest Plan change.

    b) **Workstream 2:** Land overlay mapping and wider TRMP forestry and farming provisions, and Catchment Forestry Plan.

49. The first workstream seeks to amend the TRMP to better manage forestry harvest activities, with a focus on achieving improved soil and water outcomes.

50. The second workstream focuses on land overlay mapping and review of wider provisions in the TRMP. This includes:

    a) Identifying land across Tairāwhiti best suited for transitioning to permanent vegetation cover. This land is currently referred to as 'Land Overlay 3B' (LO3B), which recognises that it is an extension of Council's existing land overlay framework.

    b) Review of Council's entire land overlay framework – taking advantage of more recent modelling relating to landslide susceptibility and gully erosion. The review would incorporate the LO3B layer.

    c) Exploring the potential of farm and forestry plans as a practical means to implement LO3B and other on-site measures identified to manage land instability and achieve outcomes set within freshwater catchment plans.

51. A Council-led Transition Advisory Group (TAG) has been established to help identify options for transitioning vulnerable land to permanent vegetation cover. Membership includes tāngata whenua, forestry, farming, community, and conservation representatives.

52. The Group is tasked with using its local expertise and knowledge to develop:

    a) A series of options based on existing examples and case studies across Tairāwhiti and Aotearoa that align with our vulnerable land.

    b) A transition guide to outline what transition steps can be applied in specific sites and to compliment adjoining land use.

53. The draft transition guide will be socialised with the TAG, then distributed more widely for comments and feedback before finalising.

54. Additional background information can be found here.

Progress against Milestones

Table 4 – Forestry Progress against Milestones		
Deliverable	**Update**	**Next steps**
Review of forestry harvest provisions	Draft policies and rules have been developed. Undertaking background research to support evidence base. Resilient land-use councillor workshop was held on 30 January to provide background for a workshop with Council on workstreams related to forestry prior to a Council site visit on 14 February 2025.	Await MPI's confirmation on whether proposed NES-CF amendments will impact Council's ability to notify its plan change[11] (Also refer to 'Challenges' section below).
Economic modelling and analysis of plan change options (Quadruple Bottomline Assessment)	Economic four-wellbeing's analysis currently being undertaken. Wellbeing survey of Ūawa and Tokomaru Bay completed – survey results will inform the model. Further economic assessment of plan change proposal is currently taking place.	Completion of economic model postponed from December to February 2025.
Land Overlay 3B mapping	Established a Transition Advisory Group for LO3B, with a focus on the guidance document to support transition of LO3B to permanent vegetation cover.	Transition guidance document planned for April 2025. Wider engagement with community in 2025 – to be confirmed.

Partnering with Tāngata Whenua

55. Tāngata whenua have been included in key conversations to date in all the above work programmes. In the Ūawa Catchment, the staff involved in the freshwater and forestry planning have been collaborating with representatives of Te Aitanga a Hauiti in the Working Group hui. Additionally, Council staff have met with representatives of Tairāwhiti Whenua Collective (a group representing Māori landowners of Tairāwhiti) for wider land-use discussions and LO3B.

56. Staff will engage with iwi on the first plan change before notification.

[11] Regulation 6(1)(a) permits councils to introduce stricter rules than the NES-CF if the rules support the National Policy Statement for Freshwater Management.

What are the Challenges?

57. **National direction**: Under the Coalition Government (National, ACT, and NZ First), there may be a shift from focusing on environmental protection to prioritising economic development and commercial activities. Despite this, Council is committed to advancing this work as part of its response to the MILU report and in alignment with the community's aspirations for the region.

58. **RMA amendments:** The recently announced RMA amendments will prohibit freshwater-related notifications in 2025, which also affects the Forestry Plan change. An exemption will be sought to allow the Forestry Harvest Plan change to proceed and be notified (refer to Decision Report 24-319 for more information).

59. **NES-CF amendments:** There is uncertainty regarding MPI's confirmation on the proposed NES-CF amendments and Council's ability to notify the Forestry Harvest Plan change. An uncertain pathway could result in delays seeking an exemption, and/or a need to reconsider the approach to public notification. This could result in further delays to this Plan Change process, misalignment with timeframes, and potential additional resourcing requirements to explore alternative options. Should this pathway remain available for Council, then it would be able to seek an exemption from the Minister for the Environment to proceed with a plan change notification as a freshwater planning instrument. Council however maintains a proactive engagement approach with MPI to seek clarity on any regulatory changes.

Next Steps

April 2025	• Information Report to update TRMP Committee on forestry work programme

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Medium** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **High** Significance
This Report: **Low** Significance

60. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

61. Kāwanatanga requires Council to understand the diverse roles and functions tāngata whenua hold, but also enabling tāngata whenua to be involved in Council projects and processes according to their preferred level of involvement. The Iwi Technical Trial (ITT) was established as an attempt in involving the representatives on the Trial to contribute to the TRMP process on behalf of their iwi.

62. An online 'Engagement Tracker' has been developed in response to requests from iwi for a more coordinated approach to sharing engagement information. The tracker will provide live access and visibility across Council's work, allowing tāngata whenua to identify key areas of interest, indicate their preferred level of engagement, and access relevant project details. Council is working closely with tāngata whenua to refine the tool to meet their needs, with training to follow to ensure effectiveness.

63. **Related to the Urban Plan change:** Progress since the ITT's completion includes early engagement on the Urban Residential Guide to map out the process and determining the involvement of iwi/hapū in its development.

64. **RPS-related:** The RPS includes the identification of resource management issues that are of significance to iwi authorities. It establishes the framework for involving and engaging with tāngata whenua/mana whenua as set out in the RPS, which notes:

    a. Any specific involvement or participation as required by the RMA through relationship agreements or in iwi/hapū planning documents.

    b. Description of best practice involvement or participation with iwi/hapū – as agreed with the specific iwi/hapū.

    c. An explanation of the purpose of the involvement or participation, and how these processes are given effect to.

65. **RPS-related:** If iwi authorities and Māori have limited time and capacity to engage, the intention is to identify the key RPS chapters they may wish to consider. Council staff have met with representatives of Te Aitanga a Māhaki, Ngai Tāmanuhiri, Nga Ariki Kaiputahi and Ngāti Porou about their preferred ways of engaging on the RPS. Hui and engagement with other iwi is being progressed.

66. **Freshwater-related:** The recommendation from Poipoia Ltd to review and assess current formal relationships and/or agreements between Council and hapū and iwi, such as Treaty Settlements and Joint Management Agreements (JMAs), against the principles of Te Mana o Te Wai, is a step towards meeting kāwanatanga in our region.

Rangatiratanga

67. At the start of the TRMP review, staff reviewed the consultation done for Tairāwhiti 2050, past iwi/hapū submissions on the Freshwater Plan, and iwi/hapū management plans to understand the aspirations of tāngata whenua in our region.

    a. For example – Urban Residential Guide: Understand and explore mana whenua visions for rangatiratanga and determine how iwi/hapū can contribute to implementation of good design and planning outcomes.

68. In 2023, Poipoia Ltd completed a Te Mana o Te Wai review of the Regional Freshwater and Waipaoa Catchment plans. The review report outlined a series of recommendations that, should they be adopted, will give effect to rangatiratanga. This is discussed in more detail in Decision Report 24-229 at the 12 December 2024 Council meeting.

69. The agreed overarching framework for the TRMP is Ki Uta Ki Tai, which acknowledges the environment as a priority through everything being interconnected. This is yet to be tested with the iwi authorities themselves. The intention is to discuss further with iwi authorities once an engagement approach has been confirmed with iwi/hapu.

Oritetanga

70. The TRMP review intends to identify and remove barriers to tāngata whenua involvement, which is mainly addressed through the Tāngata Whenua chapter in the RPS. The Programme team are currently developing an integrated engagement approach to ensure concerns of tāngata whenua raised through the hui or wānanga are captured and actioned through the new TRMP. This includes considering the concept of reciprocity, including the need to be accountable, report back to iwi/hapu, and receive input from iwi/hapū in a collaborative and meaningful way.

71. Freshwater planning catchment-based korero is enabling Council to capture and support the aspirations and values of tāngata whenua, including finding ways to remove barriers.

Whakapono

72. At the 13 June TRMP Review Committee meeting, this Committee adopted the mountains to sea / ki uta ki tai overarching approach (Refer to Decision Report 24-166), which derives from te ao Māori and acknowledges the need for managing the environment holistically.

73. Te mātauranga Māori will be acknowledged and empowered throughout the TRMP drafting process. Our approach to working with and engaging with iwi/hapū is guided by their tikanga.

TĀNGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TĀNGATA WHENUA

74. Council remains committed to meaningfully engage with our Treaty partners and our community to reduce the gap of inequity through the freshwater planning process.

75. Each individual workstream has addressed this section as part of their updates.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

76. No community engagement has been undertaken in preparing this report; however, engagement took place in February on the RPS, Urban Plan change including zoning, as well as for masterplans on how we should develop our City Centre, Kaiti, Elgin and Awapuni (also refer to **Attachment 2** for a detailed draft 2025 Engagement and Consultation Calendar).

77. The TRMP communications and engagement approach was also reviewed as part of the broader TRMP reset exercise that was initiated in 2024. This work included developing a Communications & Engagement Strategy and establishing a framework for integrated and coordinated engagement.

78. Communications and Engagement plans have been developed for each of the individual workstreams under review. These are reviewed and updated regularly to ensure consistent, clear narrative.

79. The engagement approach is designed to follow a clear timeline aligned with IAP2 levels, which outline the varying degrees of public participation, from informing to empowering communities. It begins with pre-engagement, socialising key messages, and reaching those who do not typically participate. Stakeholder analysis informs who, where, and how engagement occurs, recognising that there is no 'general public,' as each method connects with specific groups. A series of smaller engagements help build long-term participation habits with Council, ensuring that by the time online submissions open, most of the groundwork is in place and people are already engaged through their preferred channels.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

80. While climate change is an important consideration for the overall TRMP review programme, this Information Report has no direct climate change implications.

81. Councillors identified climate change as a regionally significant issue during the Councillor workshop held in August 2021 (see Report 21-216 to 28 October 2021 Sustainable Tairāwhiti Committee meeting).

82. Climate change is further a priority issue within the RPS and is integrated within the TRMP work programme. The effects of climate change are recognised to be linked to the increased frequency and intensity of natural hazards such as rainfall events and drought events. These are considerations when providing direction on how the region manages natural resources and develops the built environment.

83. Climate change will affect the availability and reliability of freshwater resources. The combination of existing over-allocated water resources, an expected increased future demand and impacts of climate change mean that managing water quantity within limits is a significant issue for freshwater management in the region and will only become more important in the future.

84. Climate change continues to be a focus of the Urban Growth and Development workstream, aligning with the objectives of the NPS-UD. By designing the Urban Plan change to support a compact, intensified and well-connected urban form, the aim is to reduce greenhouse gas emissions by reducing the reliance on private motor vehicles. The planning will also incorporate elements of adaptation, ensuring that existing urban areas beyond the FDS growth areas that are more constrained by the effects of climate change growth is not encouraged. This would not prevent some changes, and some growth will still occur but should not be encouraged by the content of the plan.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

85. There are no financial implications from the progress updates in this report.

86. Resourcing for the wider TRMP review is included as part of the adopted 2024 - 2027 Three Year Plan.

Legal

87. Keeping the TRMP current is a legislative requirement. Under the RMA, councils must commence a review of any RPS, Regional Plan, and District Plan provisions if they have not done so for 10 years.

88. Council is required to prepare and change the TRMP in accordance with National Policy Statements, the New Zealand Coastal Policy Statement, National Planning Standards and any other resource management regulations[12].

89. The TRMP will need to give effect to other national direction[13].

90. Under s81 of the LGA, Council is required to establish and maintain processes to provide opportunities for iwi/Māori to contribute to the decision-making processes of Council and to consider ways in which Council may foster the development of iwi/Māori capacity to contribute to the decision-making processes of Council. This is articulated in Council's 'Tairāwhiti Piritahi – Fostering Māori Participation in Council Decision-making' Policy. This policy provides a framework for Council to ensure effective tāngata whenua participation in the Council's planning and decision-making processes.

[12] s61(1)(da) and (e), s66(1)(ea) and (f), s74(1)(ea) and (f) of the RMA 1991
[13] https://environment.govt.nz/acts-and-regulations/national-direction/

RPS-related Legislative Context

91. Under the RMA, Council must state the significant resource management issues for the region and the resource management issues of significance to iwi authorities in its RPS.

Freshwater-related Legislative Context

92. Council has legal requirements regarding freshwater planning. This includes direction for consultation and engagement, National Planning Standards, and what plans must be included under the RMA, the NPS-FW, and the National Environmental Standard for Freshwater (NEWS-FW) and 2019/20 amendments to the NPS-FW.

93. The RMA requires all regional councils to prepare freshwater plans that give effect to the NPS-FM 2020. Council has given effect to an earlier version of the NPS-FM 2014 through the operative Regional Freshwater Plan and Waipaoa Catchment Plan. These plans were publicly notified together in 2015 and made fully operative on 30 August 2023 (refer to Council Decision Report 23-79 held on 10 August 2023).

94. Initially, under the NPS-FM Council had to publicly notify its statutory freshwater planning instruments by the end of 2024. However, severe weather in 2023 have challenged Council's ability to meet these timeframes. The Government recognised this challenge and granted a two-year extension to the deadlines. Then, in December 2023, the Government announced their intention to replace the NPS-FM and gave all councils a three-year extension to 31 December 2027 to publicly notify their freshwater planning instruments.

95. The Resource Management (Freshwater and Other Matters) Amendment Bill Act came into force on 25 October. It was introduced in May to make targeted amendments to the RMA and several national direction instruments.

Urban Growth-related Legislative Context

96. A requirement of the NPS-UD that the Council has opted to produce is a FDS which forms the basis for integrated, strategic, and long-term planning. An FDS helps the Council set the high-level vision for accommodating urban growth over the long term and identifies strategic priorities to inform other development-related decisions, such as plan Spatial layers and related plan changes and priorities and decisions in regional land transport plans.

97. An initial review of the draft FDS was carried out by an external law firm. This was followed by another legal review post consultation and prior to adoption.

98. There are also requirements under the NPS-UD to implement plan changes towards well-functioning urban environments and in the RMA that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

RMA Reform Legislative Context

99. On 9 December 2024, the Government's second round of changes to the RMA was introduced to Parliament – the Resource Management (Consenting and Other System Changes) Amendment Bill 2024. The Bill was introduced under urgency and is now with the Environment Select Committee, having passed its first reading on 17 December 2024. Submissions on the Bill closed on 10 February 2025, with the Select Committee due to provide its report on the Bill to the House on 17 June 2025. The Government currently intends to have the Bill passed sometime in the second half of 2025. The changes in the Bill are in five broad categories:

    a. Infrastructure and Energy package

    b. Housing Growth

    c. Farming and Primary Sector package

    d. Emergency and Natural Hazards package

    e. Resource Management System Improvements.

100. The Resource Management (Freshwater and Other Matters) Amendment Act 2024 (the Act) took effect on 25 October 2024. The Act has nine key changes that:

    a. Exclude the hierarchy of obligations in the National Policy Statement for Freshwater Management (NPS-FM) from resource consenting while a review and replacement of the NPS-FM is undertaken.

    b. Repeal the low slope map and associated requirements from stock exclusion regulations.

    c. Repeal the permitted and restricted discretionary activity regulations and associated conditions for intensive winter grazing from the National Environmental Standards for Freshwater (NES-F) and replaces these with new regulations for setbacks from waterways and critical source areas.

    d. Align the provisions for coal mining with other mineral extraction activities under the National Policy Statement for Indigenous Biodiversity (NPS-IB), NPS-FM and NES-F.

    e. Suspend for three years requirements under the NPS-IB for councils to identify new Significant Natural Areas (SNAs) and include them in district plans. The Bill also extends some SNA implementation timeframes.

    f. Speed up and simplifies the process for preparing and amending national direction, including national environmental standards, national planning standards, national policy statements and the New Zealand Coastal Policy Statement.

g. Clarify councils' ability to consent discharges that would result in significant adverse effects, provided receiving waters are already subject to such effects, and conditions reduce effects over time.

h. Pause the rollout of freshwater farm plans until work to improve the system is finalised.

i. Restrict notification of freshwater planning instruments (regional policy statements and plans that give effect to the NPS-FM 2020) until a new NPS-FM takes effect or 31 December 2025. This applies from 22 October 2024.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

101. To date we have been working under the RMA and will continue to do so until directed otherwise. The TRMP work programme has been developed in such a way that it aligns with the current legislation, and we are monitoring the progress of potential changes.

102. The structure, appearance and electronic functionality of plans as mandated by the National Planning Standards is likely to transition into the new system. As such, our work to date has been compliant with this structure and appearance and will be accessed via a new ePlan. Although there is uncertainty with the replacement of the RMA there is no indication that these Standards will be dropped.

103. The new system will likely continue to have a spatial element. Spatial documents such as the FDS, CBD Spatial Framework and the 2050 Spatial Plan should be able to feed directly into any future strategic planning tool. The progress to ePlan and its interactive maps will help plan users to understand these policies along with the TRMP.

104. The National Policy Statement for Highly Productive Land (NPS-HPL) came into force on 17 October 2022. In 2023, the Government identified issues with the NPS-HPL. In August 2024, the Minister for the Environment announced a series of amendments to the NPS-HPL under s53(1) of the RMA. These amendments took effect on 14 September 2024 and will be of particular interest to those in the primary sector. The amendments have expanded the scope of activities and development that can occur on land that has been designated as HPL. These expansions mean that HPL can now be used for:

    a. intensive indoor primary production

    b. greenhouse activities

    c. construction of new specified infrastructure.

105. The Government has also suggested alternations to the NPS-UD to encourage density. Our adopted FDS encourages a compact city form and avoids sprawl and as such is in accordance with this direction.

106. Shifting timeframes for completion of freshwater planning instruments: All councils now have extended deadlines for freshwater planning. Initially set for 31 December 2024, the deadline has been pushed to 31 December 2027. This extension allows more time to implement the new National Policy Statement for Freshwater Management and to address impacts from recent severe weather events. Refer to Information Report 24-141, paragraphs 78 – 81, for full details of extensions.

107. First RMA Amendment Bill: Refer to Information Report 24-141, paragraphs 82 - 83, for full announcement details.

108. Amending the Building Act and proposing National Direction to the Resource Management system to make it easier to build minor residential units (colloquially referred to as granny flats) or other small structures up to 60 square metres, requiring only an engineer's report. This well-intended Government proposal aims to address housing shortages but requires careful integration into existing planning frameworks and infrastructure systems.

RISKS - NGĀ TŪRARU

109. **RPS engagement:** Tight timelines for publishing the draft RPS provisions could create relationship risks with iwi if the draft provisions are not engaged on before wider community feedback is sought mid-2025. A values-based-only engagement approach could result in tāngata whenua first encountering interpretations of their values in the draft provisions, potentially leading to misunderstandings.

    Mitigation: Ideally, additional provisions-based engagement would take place before publishing draft provisions, however if this is not possible, engagement will continue until the end of 2025, when drafting needs to be completed for adoption as a proposed RPS plan change.

110. **RMA amendments announced 2024:** Prohibitions on notifying freshwater-related instruments and forestry impacts could delay schedules, affect dependencies with other internal and external stakeholders and partners, and erode confidence among communities involved in current freshwater and forestry work. This may lead to increased workload and rework.

    Mitigation: Request forestry exemptions based on MILU; adjust timelines for RPS and Motu CP; and reprioritise UGD; and conduct targeted planned engagement with iwi, community groups and existing forums.

111. **National direction changes:** Central Government will be consulting on large changes to National Policy Statement (NPS) and National Environmental Standards (NES) in February/March with new national direction expected mid-year. This may mean significant changes in policy direction are required.

    Mitigation: The direction of some changes is well signalled and taken into account. The details of the changes are unknown and cannot be mitigated. Changes in reporting timelines and workshops on policy directions may be required from June.

112. **Resource constraints:** Replacement of the sponsor and a policy planner, alongside existing high workloads, may strain team capacity, delay decisions and jeopardise deadlines due to gaps in skillsets and expertise.

Mitigation: Early identification and onboarding of a new sponsor, recruit or upskilling for senior-level RMA expertise, redistribute workloads where possible, and proactively managing team dynamics to ensure a smooth transition and maintain momentum towards committed notification dates.

NEXT STEPS - NGĀ MAHI E WHAI AKE

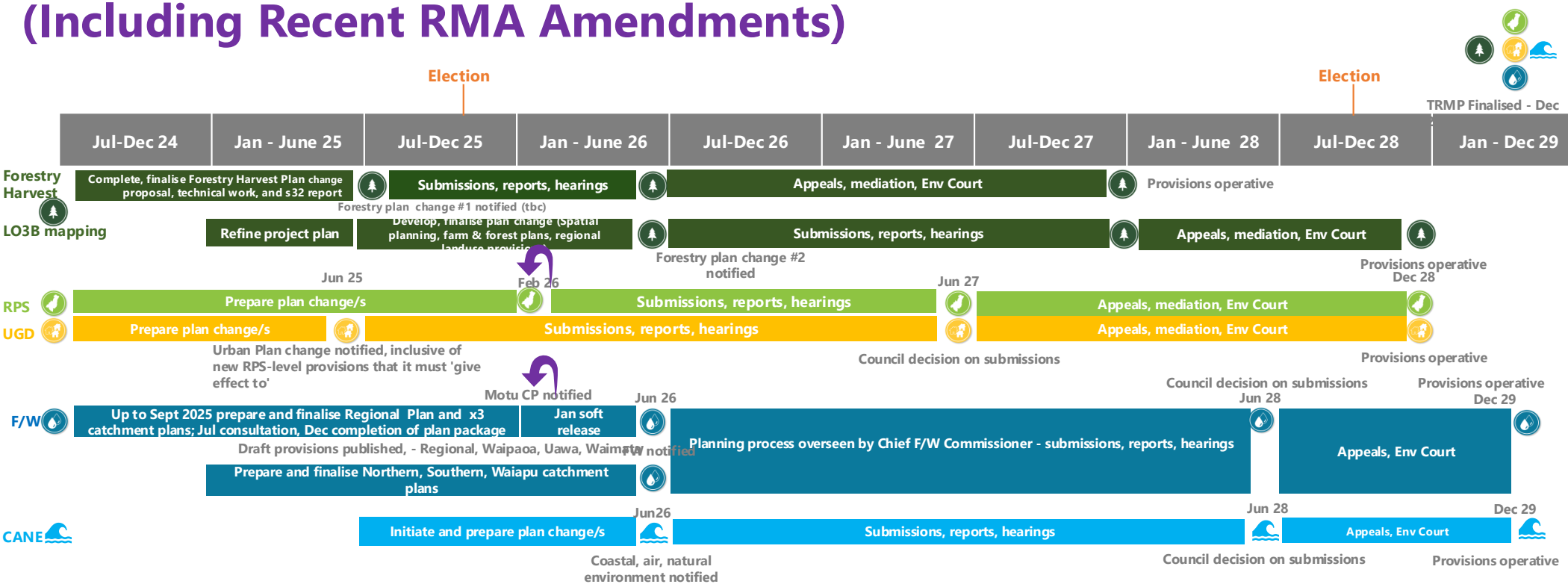
113. Next steps have been provided above in each workstream update.

114. The next general progress update will be given at the 29 May TRMP Committee meeting, due to the shift from bi-monthly to monthly meetings in the first part of 2025, as we accommodate the pre-election period starting three months ahead of the October elections.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - TRMP Programme High-Level Schedule Post Reset, Incorporating Recent RMA Amendments [**25-10.1** - 1 page]
2. Attachment 2 - TRMP Engagement Table - Updated February 2025 [**25-10.2** - 1 page]

Attachment 1: TRMP Programme High-Level Schedule Post Reset (Including Recent RMA Amendments)



Te Kaunihera o Te Tairāwhiti
GISBORNE
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Tairāwhiti Resource Management Plan Review

trmp@gdc.govt.nz

https://www.gdc.govt.nz/council/Review-of-TRMP

2025 Engagements & Consultations

Month	Workstream	Project	Group	Engagement type	Legislative	Milestones	Other Council Projects Running
January	Regional Policy Statement	Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	
	Regional Policy Statement	Key changes in draft RPS	General public & stakeholders	Engagement	No	Light engagement on key changes in draft RPS	
	Urban Growth and Development	Masterplans, Urban Plan Change	Iwi authorities public & stakeholders	Engagement	Yes	Follow up with Tairāwhiti Regional Housing Steering Group (presented in Dec) to create a plan that aligns with iwi priorities	
February	Regional Policy Statement	***Cont from previous month*** - Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	Cemeteries Bylaw, Easter Trading Policy, Waste Management & Minimisation Plan
	Regional Policy Statement	***Cont from previous month - Key changes in draft RPS***	Public & stakeholders	Engagement	No	Light engagement on key changes in draft RPS, stakeholder workshop (Telco, Infrastructure)	
	Urban Growth and Development	***Cont from previous month*** - Masterplans, Urban Plan Change	Iwi, public & stakeholders	Engagement	No	Drop-in session in key masterplan areas - Kaiti, Elgin, City Centre	
	Freshwater	Ūawa, Waimata-Pakarae	Advisory Group members	Engagement	No		
March	Regional Policy Statement	***Cont from previous month*** - Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	Alcohol Sensitive Sites Review, Mobile Traders Bylaw, Local Water Done Well (TBC), Strategic Network Resilience Business Case, Wainui Coastal Adaptation Plan
	Freshwater	Northern Catchment	Local Panel	Engagement	No	Hikoi (10 - 12 March)	
April	Regional Policy Statement	Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	Fees and Charges
	Urban Growth and Development	Urban Plan changes	Iwi authorities & stakeholders	Engagement	Yes	Provide draft to iwi authorities on Urban Growth provisions ahead of consultation	
	Freshwater	Northern Catchment, Waiapu Catchment	Local Panel & Advisory Group members	Engagement	No		
May	Regional Policy Statement	***Cont from previous month*** - Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	
	Freshwater	Regional Freshwater Plan, Waipaoa Catchment, Northern Catchment	Advisory Group members, Local Panel	Engagement	No	Workshop on content of draft Regional Freshwater Plan, and catchment planning	
June	Regional Policy Statement	***Cont from previous month*** - Draft RPS	Iwi authorities	Engagement	Yes	Co-drafting and incorporating tāngata whenua in draft RPS	
	Regional Policy Statement	Draft RPS	Public	Engagement	No	Engagement on draft RPS	
	Freshwater	Regional Freshwater Plan, Waipaoa Catchment, Northern Catchment	Public, FWAG, Advisory Group, Local Panel	Engagement	No	Engagement on Regional FW Plan, Workshop on draft content, Catchment planning	
	Forestry (Pending government exemption)	Plan Change #1 (Harvest provisions)	Public	Consultation	Yes	Formal consultation on proposed Plan Change # 1 (Harvest provisions)	
	Freshwater	Freshwater topics - allocation, quality, woody debris, wetlands	Public	Engagement	No	Evening seminars	
July	Regional Policy Statement	***Cont from previous month*** - Draft RPS	Iwi authorities	Engagement	Yes	Seek formal comments on draft RPS from iwi authorities	
	Regional Policy Statement	Draft RPS	Public & stakeholders	Engagement	No	Engagement on draft RPS, informal submissions	
	Urban Growth and Development	Urban Plan change #1	Public	Consultation	Yes	Formal 40 days consultation period on proposed Urban Plan change #1 ***- following notification planned for June***	
	Freshwater	Regional Freshwater Plan and Waipaoa Catchment, Northern Catchment	Advisory Group members, Local Panel	Engagement	No	Workshop on draft content, Catchment planning	
August	Regional Policy Statement	Draft RPS	Iwi authorities	Engagement	Yes	Seek formal comments on draft RPS from iwi authorities *(ongoing since July)*	
	Regional Policy Statement	Draft RPS	Public & stakeholders	Engagement	No	Engagement on draft RPS, informal submissions *(ongoing since July)*	
	Urban Growth and Development	***Cont from previous month*** - Urban Plan change #1	Public	Consultation	Yes	Continue formal consultation on proposed Urban Plan change #1	
	Freshwater	Regional Freshwater Plan and Waipaoa Catchment, Northern Catchment	FWAG and Waipaoa Advisory Group, Local Panel	Engagement	No	Workshop on draft content, Catchment planning	
September	Pre-election period						
	Regional Policy Statement	Draft RPS	Iwi authorities	Engagement	Yes	Seek formal comments on draft RPS from iwi authorities *(ongoing since July)*	
	Regional Policy Statement	Draft RPS	Public & stakeholders	Engagement	No	Engagement on draft RPS, informal submissions *(ongoing since July)*	
	Urban Growth and Development	Urban Plan change #1	Public	Consultation	Yes	10 day further submissions on proposed UGD	
October	Election (11 Oct)	N/A	N/A	N/A	N/A	N/A	
November	Post election orientation	N/A	N/A	N/A	N/A	N/A	
December	No engagements	N/A	N/A	N/A	N/A	N/A	

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

25-49

Title: **25-49 Freshwater Programme Update**

Section: Strategic Planning

Prepared by: Janic Slupski - Principal Policy Advisor

Meeting Date: Thursday 13 March 2025

Legal: No	Financial: No	Significance: **Low**

Report to TAIRĀWHITI RESOURCE MANAGEMENT PLAN REVIEW / AROTAKENGA MAHERE WHAKAHAERE RAWA TAIAO O TE TAIRĀWHITI for information

PURPOSE - TE TAKE

The purpose of this report is to inform Council on progress made in the development of Freshwater Plans as part of the Tairāwhiti Resource Management Plan (TRMP) review.

SUMMARY - HE WHAKARĀPOPOTOTANGA

This report provides an update on progress in the freshwater planning programme since **Report 24-22** to ensure our legislative requirements can be achieved and delivered within the timeframe set by Government.

Mahi in the freshwater workstream is progressing well, with a significant amount of engagement and technical work undertaken in the last 12 months. It will be another busy year with the key focus shifting to plan development. Key updates on each of the freshwater plans are:

- Regional Freshwater Plan and Waipaoa Catchment Plan. Freshwater Advisory Group engagement mostly complete. Group members will re-convene for a series of four hui from mid-year to provide feedback on draft provisions. Technical work will taper off by mid-year. Staff aim to have completed draft plan content by September.
- Mōtū Catchment Plan. Plan drafted. Staff are looking to work with local catchment group to address concerns around riverbank erosion.
- Waimatā-Pakarae Catchment Plan. Plan drafted. Staff will seek feedback from the catchment advisory group on its last meeting on 17 March.
- Waiapu Catchment Plan. Joint commitments to the development of the Waiapu Catchment Plan between Council and Te Runanganui o Ngāti Porou have been reconfirmed. Technical work and coordination between the two organisations is underway. Staff aim to have a draft plan ready by the end of the year.

- Ūawa Catchment Plan. Plan drafted. Staff will seek feedback from the catchment advisory group on its last meeting on 25 February.
- Southern Tairāwhiti (Hangaroa – Ruakituri) Catchment Plan. Following a positive hui with Ngai Tāmanuhiri whanau, the team is ready to progress the project and establish a catchment advisory group. Staff aim to have a draft plan ready by the end of the year.
- Northern Tairāwhiti (Wharekahika – Waikura) Catchment Plan. Following Council's bore drilling project and solid engagement, the team has been able to establish a small technical rōpū to support the catchment plan. Staff aim to have a draft plan ready by the end of the year.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Tairāwhiti Resource Management Plan Review/Arotakenga Mahere Whakahaere Rawa Taiao o Te Tairāwhiti:

1. Notes the contents of this report.

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: National Policy Statement for Freshwater Management 2020; Freshwater Planning, catchment planning

BACKGROUND - HE WHAKAMĀRAMA

1. This report provides a progress update on freshwater planning since **Report 24-22** in March 2024.

2. The Resource Management Act 1991 (RMA) requires all regional councils to prepare freshwater plans that give effect to the NPS-FM 2020. Council has given effect to an earlier version of the NPS-FM 2014 through the operative Regional Freshwater Plan and Waipaoa Catchment Plan. These plans were publicly notified together in 2015 and made fully operative on 30 August 2023 (see **Report 23-79** for full details). Council has yet to notify a freshwater planning instrument under the NPS-FM 2020.

Freshwater Planning in Tairāwhiti

3. Freshwater Planning is one of four workstreams within the Tairāwhiti Resource Management Plan (TRMP) review programme. Our freshwater planning framework is divided into two parts:
   - a Regional Freshwater Plan containing provisions that apply to freshwater related activities that occur anywhere within the region,
   - seven Catchment Plans that focus on managing freshwater quality and quantity issues that are specific to catchment areas. Those areas are:
     - Waipaoa
     - Mōtū
     - Hangaroa – Ruakituri
     - Waimatā – Pakarae
     - Ūawa
     - Waiapu
     - Wharekahika – Waikura

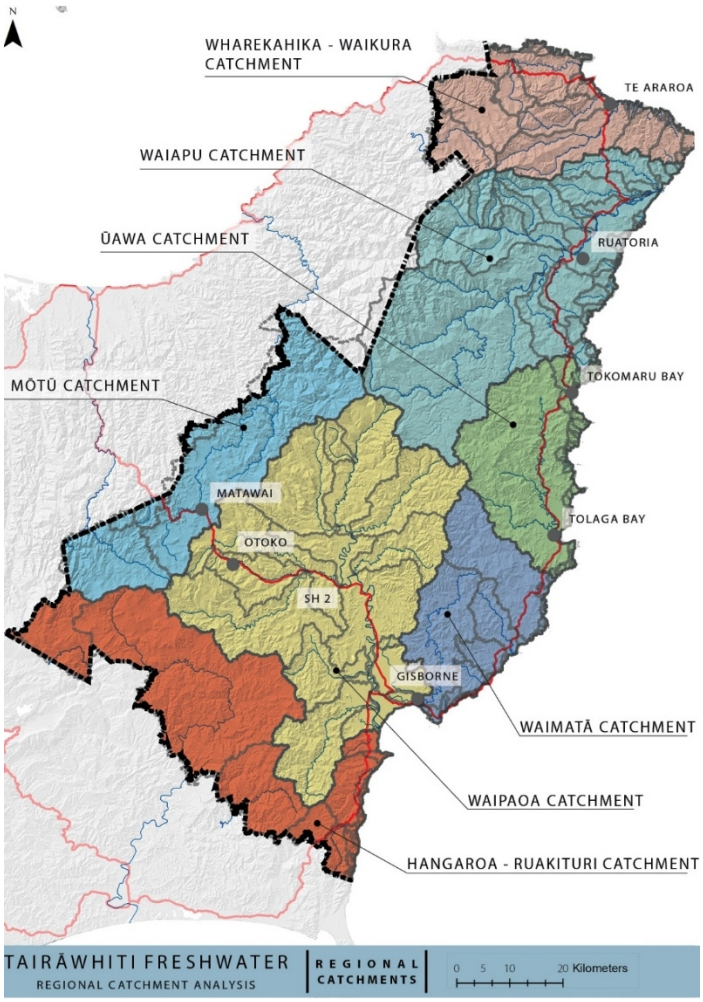


Figure 1: Map of Tairāwhiti regional catchment areas

4. The freshwater planning workstream includes research, engagement and policy development and has been underway since mid-2020.

Projects Underway

Review of Regional Freshwater Plan and Waipaoa Catchment Plan

5. ***Overview:*** Developed and publicly notified together in 2015, these plans are now also being reviewed together.

6. Gisborne's Regional Freshwater Plan objectives, policies and rules for the management of freshwater quantity and quality, and activities that impact on freshwater across Tairāwhiti. Within this plan there are four main sections:

    - Water quantity and allocation.
    - Water quality and discharges to land and water.
    - Activities in the beds of rivers and lakes.
    - Riparian margins and wetlands.

7. The Waipaoa Catchment incorporates 12 major sub-catchment areas with a combined land area of 2,200 km². It is an important source of water for irrigation, a back-up source of water for Gisborne city, and the major recharge source for extensively used aquifers.

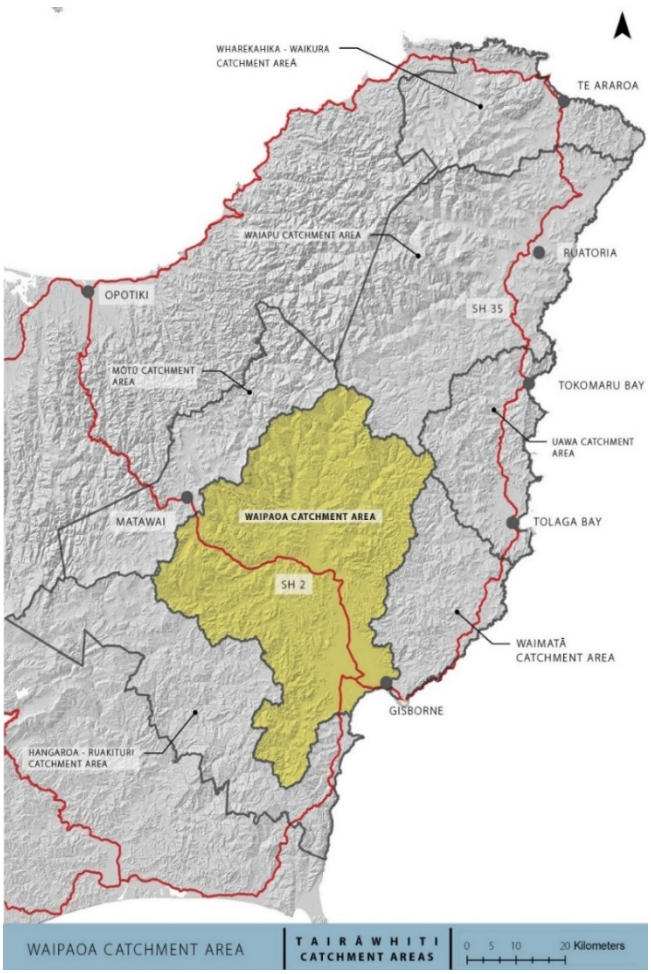


Figure 2: Map of the Waipaoa Catchment Area

8. ***Engagement:*** 2023-24 have been busy with engagement. Staff established separate advisory groups for each of these plans in early 2023. The groups represent tangata whenua and a range of stakeholder interests including farming, forestry, conservation, and horticulture.

9. The groups met across 13 hui from July 2023 through to November 2024. A further four hui are planned for later this year where staff will have a chance to share draft plan content and receive further feedback from members.

10. Staff have also been in ongoing discussions with local growers and Horticulture NZ about water quality and quantity issues. This will continue in 2025 as we move towards policy development.

11. Working with tangata whenua on freshwater within the Waipaoa Catchment has been very positive. For 2025, staff are looking to support engagement of Te Whanau a Iwi within the Taruheru Catchment and Ngai Tawhiri hapū within the Waikanae Catchment.
    - The Taruheru River carries a range of productive and in-stream values as it migrates from intensive crop land on the Poverty Bay Flat to the urban landscape of Gisborne City. Working through the National Objectives Framework (NOF) with whanau will inform how these values should be protected and managed.
    - The Waikanae Stream is an important waterway within the Urban Freshwater Management Unit and has been massively modified by past urban development. Collaboration on this catchment creates a tangible and meaningful pathway for achieving environmental outcomes within the urban landscape.
12. With the team moving into drafting plan content, we see an opportunity to widen our engagement to include conversations with sector interests and our communities. Currently we are planning to organise a mid-year evening seminar series where experts speak to several 'hot topics' such as resilient land use and water storage/allocation. It is also a chance to socialise other parts of the TRMP review where appropriate.
13. ***Research:*** The focus for 2025 is to continue and complete technical work needed to support both the Regional Freshwater Plan and the Waipaoa Catchment Plan.
    a. A panel of freshwater science experts has been established to provide recommendations for dealing with nutrient leaching on the Turanga Flats, and high sediment and E. coli levels across the region. This work is planned for completion by mid-2025.
    b. Dealing with water quantity and allocation continues to be a focus area for further research. Staff are looking to establish a second expert panel focusing on limit setting and allocation. Supporting fieldwork and modelling across several rivers in region will help to assess the relationship between river flow, habitat availability and aquatic species. Depending on time and resourcing, we may look at reviewing panel recommendations from both agronomist and economic perspectives.
    c. Council is also progressing wetland mapping required under the NPS-FM. Staff have recently procured the collection of oblique aerial photographs from Photoblique, a subscription-based aerial imaging service. Taken from a fixed-wing aircraft, the angle of these images helps improve vegetation assessment, the primary method of validating wetland extent (size and distribution).

    Photoblique imaging of Tairāwhiti is expected to be completed by April 2025. Desktop assessment of vegetation at indicative wetland sites and the NPS-FM required inventory of wetlands is expected to be completed by June by 2025
14. ***Next steps:*** We anticipate research and engagement will taper off by mid-year and allow the team to complete their drafting content for both the Regional Freshwater Plan and the Waipaoa Catchment Plan by around September. This will give the team room to present our complete freshwater plan package with this Committee and maintain conversations with interested parties prior to plan notification mid-2026.

15. Given the size and complexity of the Regional Freshwater Plan, staff propose to introduce each of its four sections to separate Committee meetings. Hopefully this will allow for fuller discussion and feedback on the issues and their management approaches. Staff will introduce the first section (Activities in the Beds of Rivers and Lakes) to this Committee meeting (**see report 25-46**).

16. We will need to translate our current Regional Freshwater Plan structure into a format that is consistent with the National Planning Standards[14]. Under these standards, regional land and freshwater provisions will sit together in a chapter of the TRMP.

Mōtū Catchment Plan

17. ***Overview:*** The Mōtū Catchment Plan area represents two freshwater catchments that straddle the Tairāwhiti and Bay of Plenty regions. These catchments are:
    - The Waioeka – Otara Catchment, including the Koranga River on the Gisborne side; and
    - The Mōtū Catchment.

18. Their combined area is 886km^2 and includes the only upland streams and rivers in the Tairāwhiti Region.

19. ***Progress:*** The draft plan and accompanying section 32 report have both been completed. Changes to the RMA prevent councils from notifying their freshwater plans until a new NPS-FM is published or by the end of 2025, whichever is sooner.

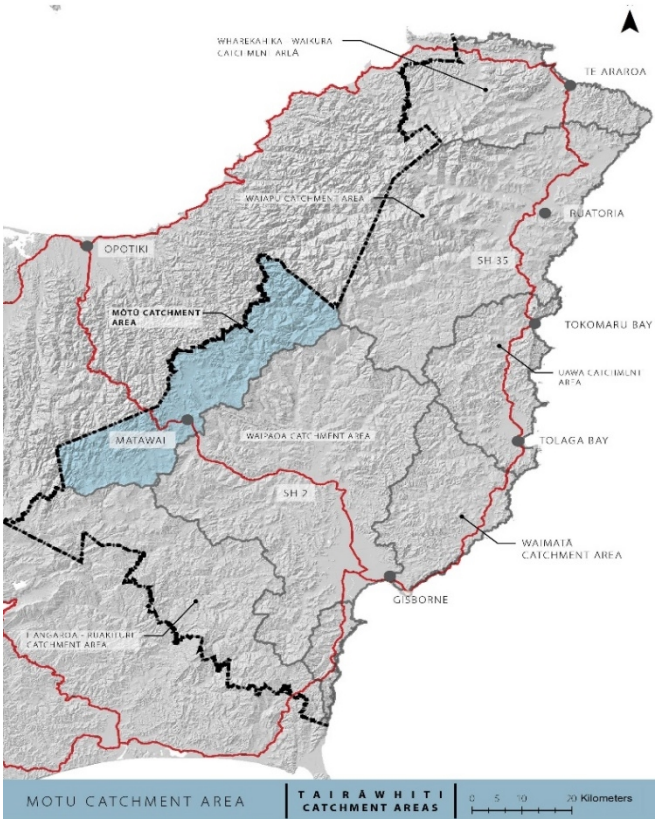


Figure 3: Map of Mōtū Catchment Plan area

20. ***Engagement***: In the meantime, staff have reconnected with the Mōtū Catchment Group which represents local farmers that have an ongoing interest in protecting the Mōtū River. The group has voiced concerns over the proposal for wider setbacks from waterways and how sediment and E. coli can best be managed. The group has already put in 30km of fencing and planted over 100,000 trees. However, some fencing and riparian plantings have been lost to riverbank erosion. The group are keen to avoid this in the future and to that end would like more certainty in where to invest their time and money.

[14] The National Planning Standards (NPS) are a set of guidelines established under the Resource Management Act 1991 (RMA) to standardize and streamline how local councils prepare their Resource Management Plans. These standards aim to make plans easier to understand, compare, and use across the country.

21. In particular, the group has asked for expert advice on the best actions for addressing riverbank erosion and where to undertake these actions. Staff will look to procure this advice to provide certainty for local farmers and evidence to further support the Mōtū Catchment Plan.

22. ***Next steps:*** Staff will look to provide the group with expert advice on what interventions are available to reduce sedimentation and where they are best located. This information will help to calibrate setback rules in the Mōtū Catchment Plan.

Waimatā – Pakarae Catchment Plan

23. ***Overview:*** The Waimatā-Pakarae Catchment Plan area represents eight freshwater catchments that flow to the eastern coastline from Gisborne city at its southern extent to Waihau Bay just south of Tolaga Bay. These catchments include:
    - the Waimatā River
    - the Pakarae River south of Tolaga Bay,
    - several smaller catchments located along the coastal margin.

24. Their combined total area is 650km^2. The two largest are the Waimatā (227km^2) and the Pakarae (243km^2).

25. ***Engagement:*** Staff have been working with a catchment advisory group representing tangata whenua, farming, urban and environmental interests within this area. The group have met for eight hui across 2024 and have progressed through all steps of the catchment planning process. The group will meet for the last time in March to discuss the draft Plan.

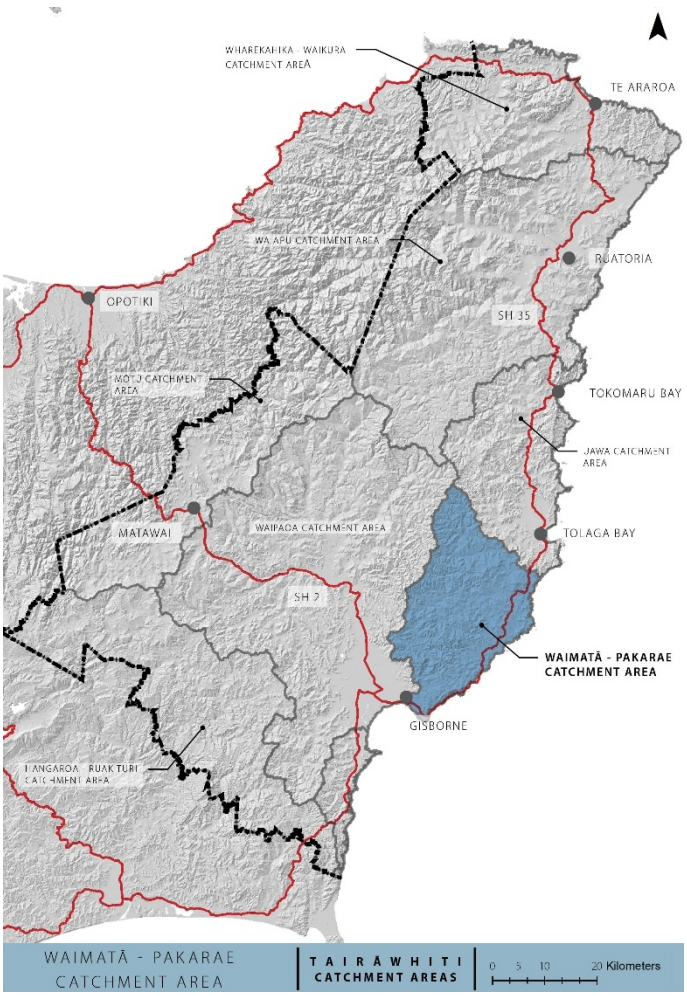


Figure 4: Map of Waimatā - Pakarae Catchment Area

26. ***Next steps:*** Last catchment advisory group hui on 17 March to discuss draft plan.

Waiapu Catchment Plan

27. ***Overview:*** The Waiapu Catchment is the second largest catchment in the Gisborne-Tairāwhiti region with a catchment area of 1730 km². It has seven major tributary sub-catchments as well as the Waiapu River itself. These are:
    - Maraehara River
    - Poroporo River
    - Mangaoporo River
    - Tapuaeroa River
    - Lower Matā River
    - Waitahaia River
    - Ihungia River
    - Upper Matā River

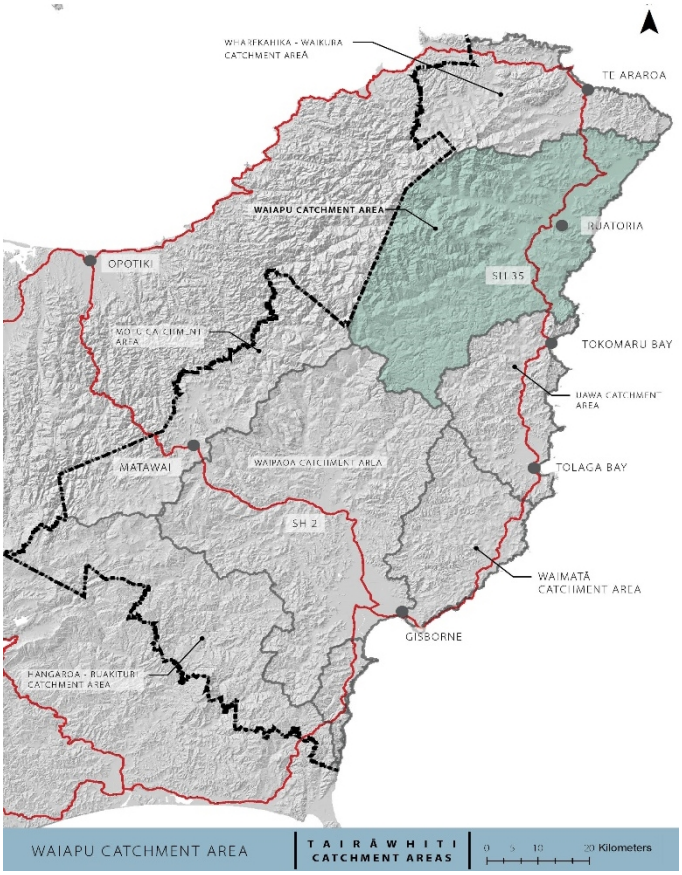


Figure 5: Map of Waiapu Catchment Area

28. The Waiapu Catchment Plan is being developed as a partnership between Council and Te Runanganui o Ngāti Porou. This partnership gives effect to the Joint Management Agreement (JMA) in place between Council and Te Runanganui o Ngāti Porou (TRONPnui) for the Waiapu Catchment.

29. ***Engagement:*** After a lengthy hiatus, joint commitments to the Waiapu Catchment Plan have been reconfirmed. Representatives of Ngāti Porou and Council have established a core project team to coordinate the remainder of technical work, engagement and policy development needed to complete the catchment plan.

30. A supporting technical rōpū comprising local Waiapu expertise is also being sought to inform plan development. The purpose of this rōpū will be to work through the catchment planning process in a series of technical hui facilitated by the core project team from April to October 2025. The output will be the draft Waiapu Catchment Plan, to be completed by the end of 2025. The rōpū will also support and inform the development of the Ecological and Cultural Values assessments for the Waiapu catchment discussed below.

31. ***Research:*** Gravel management is an important issue in the Waiapu catchment area, where pockets of intensive gravel extraction can have adverse effects on cultural values and the ecological values and natural character of rivers. Technical work is underway to inform how this important resource should be sustainably managed.

32. Council staff are looking to complete gravel grain size monitoring in the Waiapu Catchment toward the end of February[15]. This work will help to quantify the proportion of gravel sought for extraction as compared to finer material. Combining our grain size distribution work with LiDAR differencing will help us understand how much material is moving through the river system and how much is available for extraction. Ultimately the data will inform the drafting of a Waiapu Catchment gravel management plan.

33. Staff have recently engaged consultancy SLR to undertake an ecological values assessment of the river habitat and species requirements within the Waiapu and Tapuaeroa river corridors. Work includes:

    a. Freshwater surveys of macroinvertebrates, sediment, periphyton and substrates

    b. River bird surveys

    c. Wetland survey

    d. Natural character assessments.

34. ***Next steps:*** The team will look to establishing a technical rōpū to drive the catchment plan's development from April onwards. Additionally Council staff are reviewing previous governance arrangements to determine how Council and TRONPnui might refresh their combined oversight of this project.

Ūawa Catchment Plan

35. ***Overview:*** The Ūawa Catchment Plan incorporates waterways in and around Tolaga Bay and Tokomaru Bay. It includes small coastal stream catchments as well as the two main river catchment areas of the Ūawa and Mangahauini River systems. The Catchment Plan has a combined land area of 699km². Within the Ūawa River system the key tributaries are the Waiau River, Mangaheia River, Mangatokerau River, and Hikuwai River.

36. ***Engagement:*** Following a community hui in March 2024, a catchment advisory group representing tangata whenua, farming and forestry interests was established. The group has since met for seven hui across 2024. The first four all-day hui combined both freshwater and forestry planning with a view to looking at the catchment in an integrated way.

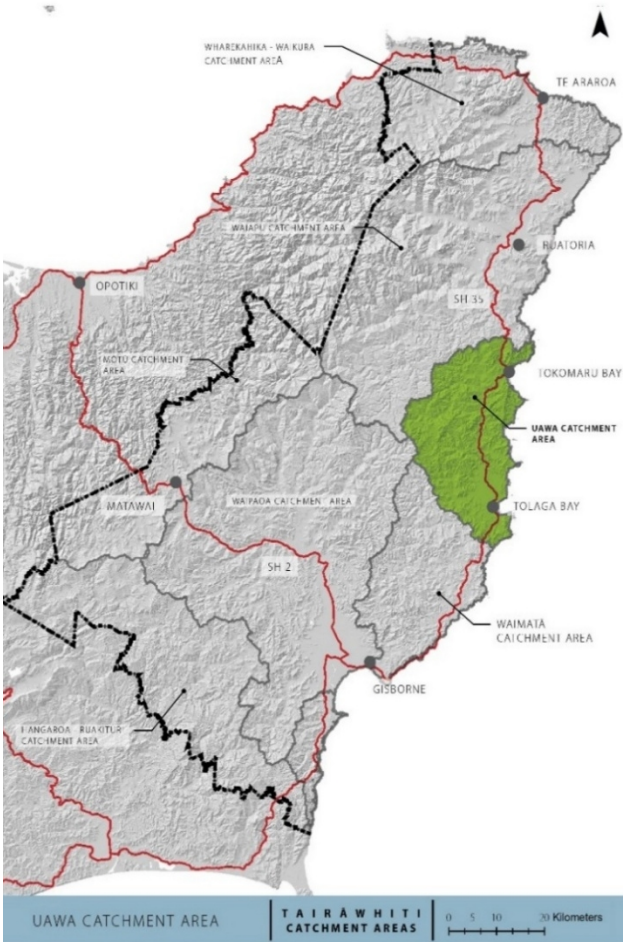


Figure 6: Map of Ūawa Catchment Area

[15] This work was started in 2023 and was a combined effort of Auckland University research students, Ngati Porou representatives and Council staff.

37. The group will meet for the last time on 27 February to discuss the draft catchment plan.

38. ***Next steps:*** Staff will look to coming back to the Ūawa community once the catchment plan has been refined and work on the forestry and resilient land use has progressed.

Southern Tairāwhiti (Hangaroa – Ruakituri) Catchment Plan

39. ***Overview:*** The Hangaroa-Ruakituri Catchment Plan area represents five freshwater catchments that flow towards Hawke's Bay in the south and four catchments that flow into Tairāwhiti's eastern coastline from the boundary with Wairoa up to Te Wherowhero Lagoon.

40. Their combined total area is 650km^2. The largest catchment area is the Hangaroa (726 km^2), followed by Mangapoike (185 km^2) and Ruakituri (130 km^2).

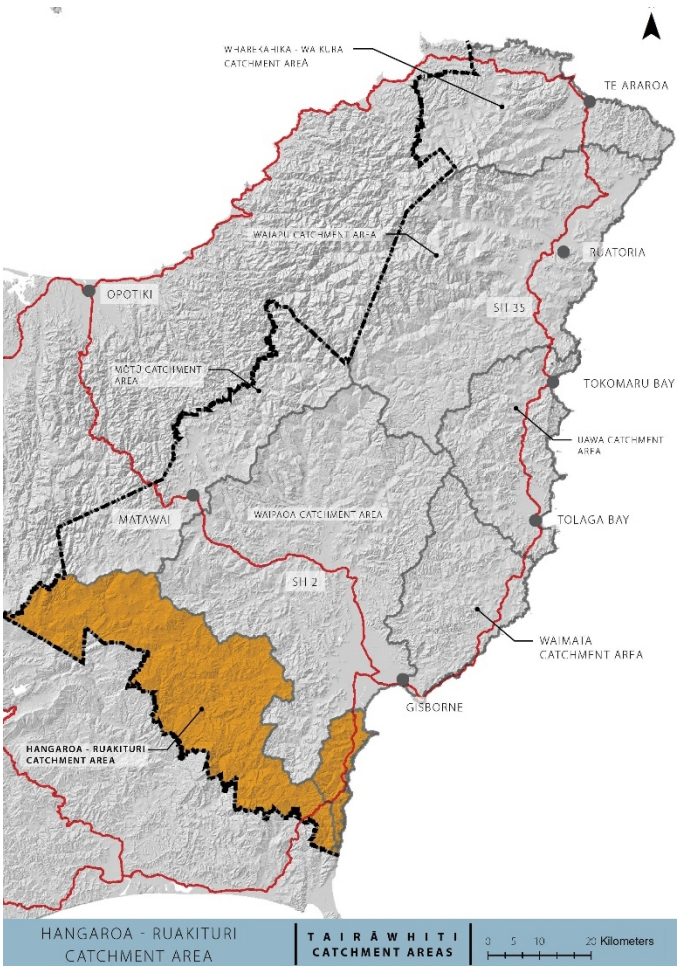


Figure 7: Map of Southern Catchment Area

41. ***Engagement/Next steps:*** Staff recently had the opportunity to attend part of a Ngai Tāmanuhiri freshwater whanau wānanga in Muriwai on 1 February. Council's presentation on freshwater was well received and there was a lot of interest in catchment planning. Staff are now progressing the establishment of an advisory group to support the catchment planning process. Additional community consultation is also planned. We are in regular communication with staff at Hawke's Bay Regional Council to ensure integration with their planning work.

42. Given recent movement in this project we anticipate that a draft Southern Catchment Plan will be close to completion by the end of this year.

Northern Tairāwhiti (Wharekahika – Waikura) Catchment Plan

43. ***Overview:*** The Wharekahika-Waikura Catchment incorporates 8 sub-catchment areas with a combined land area of 859 km², north of Gisborne. These catchments include:
    - Waikura catchment
    - Whangaparaoa catchment
    - Wharekahika catchment
    - Karakatuwhero catchment
    - Awatere catchment
    - Orutua catchment
    - Waipapa catchment
    - Several smaller catchments along the coastal margin.

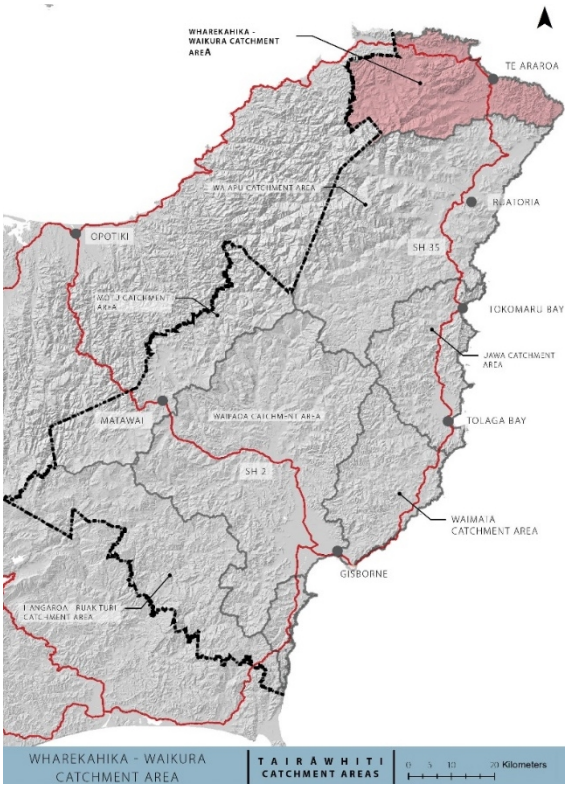


Figure 8: Map of Northern Catchment Area

44. ***Engagement/Next steps:*** Council's bore drilling project formed a solid platform of engagement, and this has allowed for a natural transition to conversations about freshwater and catchment planning.

45. Local consultant Josh Hovell has been instrumental in sustaining community interest and kōrero in freshwater. Mr Hovell attended several marae and community hui throughout 2024 and established support for the catchment plan. Through his efforts we have been able to establish a technical rōpū that includes local expertise from the catchment area to support engagement and catchment plan development.

46. We have been in regular communication with staff at Bay of Plenty Regional Council to ensure integration with their planning work.

47. Next steps are to hold our first rōpū hui and begin the planning process. Our proposed timeframe for completion of a draft Northern Catchment Plan is by September this year.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Medium** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Medium** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** SignificanceThe decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

48. The recommendation from Poipoia Ltd to review and assess current formal relationships and/or agreements between Council and hapū and iwi, such as Treaty Settlements and Joint Management Agreements (JMAs), against the principles of Te Mana o Te Wai, is a step towards meeting kāwanatanga in our region.

Rangatiratanga

49. In 2023, Poipoia Ltd completed a Te Mana o Te Wai review of the Regional Freshwater and Waipaoa Catchment plans. The review report outlined a series of recommendations that, should they be adopted, will give effect to rangatiratanga. This is discussed in more detail in Decision Report 24-229 at the 12 December 2024 Council meeting.

50. The agreed overarching framework for the TRMP is Ki Uta Ki Tai, which recognises the fundamental relationship between land and the receiving environment. While this is yet to be tested with the iwi authorities themselves[16] we consider this framework to be central to meeting tangata whenua aspirations for improving the mauri and ora of freshwater in our region.

Oritetanga

51. Catchment-based korero, collaboration and engagement with tangata whenua has been a vital part of Council's freshwater workstream. Opportunities for tangata whenua to participate in the freshwater planning process ensure their perspectives are included and reflected in the plans. Additionally, these opportunities build both Council's and tangata whenua capacity to work together on common issues and challenges.

[16] The intention is to discuss further with iwi authorities once an engagement approach has been confirmed with iwi/hapu.

Whakapono

52. Catchment planning has provided a unique opportunity to work closely with tangata whenua to explore the application of te ao Māori in a freshwater context.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

53. Tangata whenua engagement has been central to our freshwater mahi. Engagement will continue through the remaining catchment planning, the review of our regional provisions as well as working with hapū on projects such as Waikanae awa, Taruheru River and Te Arai freshwater planning.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

54. Ongoing engagement with our Treaty partners and our community is fundamental to the development of the Regional Freshwater Plan and the seven catchment plans.

55. One way of engaging with our Treaty Partners and community is through the establishment of Advisory Group for each catchment. An Advisory Group is composed of local people with experience from different sectors and interest groups: farming, conservation, forestry, horticulture and Māori landowners. We support tangata whenua to be members within this group as well, in addition to catchment-specific iwi and hapū engagement.

56. Webpages for the Regional Freshwater Plan and the seven catchment plans are available to the public:

    - **Regional Freshwater Plan** - https://www.gdc.govt.nz/council/review-of-tairawhiti-resource-management-plan/regional-freshwater-plan-review
    - **Waipaoa Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/waipaoa-catchment-plan-review
    - **Mōtū Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/motu-catchment-plan
    - **Waiapu Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/waiapu-catchment-plan
    - **Waimatā – Pakarae Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/waimata-pakarae
    - **Ūawa Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/uawa
    - **Southern Tairāwhiti Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/catchment-plan-5
    - **Wharekahika – Waikura Catchment Plan** - https://www.gdc.govt.nz/environment/our-rivers/catchment-plans/catchment-plan-6

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

57. Climate change will affect the availability and reliability of freshwater resources. A 4% reduction in surface water resources is estimated by 2060 and rainfall patterns are expected to change, with more time spent in drought and drier conditions.

58. A long-term reduction in flows will reduce the availability and reliability of water for other uses, particularly during the summertime when flows are naturally at their lowest.

59. As we have seen with recent storm events, a changing climate will increase the severity of weather events in our region and their effects of land uses on waterways and the coastal environment. Conversations about freshwater must also include land use and Council staff will look to bring these domains together to develop a more integrated approach to resource management.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

60. Resourcing for freshwater planning and the wider TRMP review is included as part of the operational budgets in the Three Year Plan.

61. Implementation of catchment action plans will require further resourcing. Council will need to play a key role in undertaking further research, technical work, and working with landowners to improve health of waterways across the region. More resourcing will be needed to do this work, and Council will need to consider the resourcing requirements in the upcoming 2027 Long Term Plan cycle.

Legal

62. Council has legal requirements for freshwater planning. This includes direction for consultation and engagement and what plans must include under the RMA and NPSFM 2020. Staff will be seeking a legal review of its freshwater plans prior to public notification to ensure it complies with statutory requirements.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

63. The development of our catchment plans, and the Regional Freshwater Plan form part of the TRMP. They help Council and Tairāwhiti communities make informed decisions around freshwater management and support the improvement of water quality across our rohe.

RISKS - NGĀ TŪRARU

64. Recent ministerial communications indicate that the Government intends to consult on a suite of national direction changes[17] early in 2025. However, no specific dates have been confirmed. The amendment indicates the Government is committed to the new national direction being in place before the end of 2025.

65. The Resource Management (Freshwater and Other Matters) Amendment Act 2024 came into force on 25 October 2024 (**Report 24-319)**. This Act amended the Resource Management Act 1991 (RMA) to prohibit regional councils from notifying freshwater planning instruments before either:

    a. the date the new National Policy Statement for Freshwater Management (NPS-FM) is published; or

    b. 31 December 2025,
    whichever date is sooner.

66. While legislative changes may create some uncertainty, staff consider Council's approach to freshwater planning would not change substantively under a revised regulatory framework. Council's engagement with tangata whenua and its communities, its science and technical work, and its policy respond directly to the unique cultural, social and physical context that represents Tairāwhiti. This includes responding to its environmental challenges to achieve the purpose of the RMA[18].

[17] Part of Phase 2 of its resource management reform programme. Phase 2 includes the RMA amendments just passed, plus further legislative amendments and national direction changes. Phase 3 will be introduction of new legislation to replace the RMA. Phase 1 was repeal of the Natural and Built Environment Act 2003 and Spatial Planning Act 2003.

[18] The purpose of the RMA is to promote the **sustainable management** of natural and physical resources. **Sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

NEXT STEPS - NGĀ MAHI E WHAI AKE

67. The following reports will be brought to the Committee this year:

Date	Action/Milestone	Comments
13 March	Regional Freshwater Plan - Activities in the Beds of Rivers and Lakes.	Topic introduction.
30 April	Regional Freshwater Plan - Activities in the Beds of Rivers and Lakes. Regional Freshwater Plan – Riparian Margins, Wetlands Draft Ūawa Catchment Plan.	Management options. Topic introduction. Committee feedback.
21 May	Regional Freshwater Plan – Riparian Margins, Wetlands. Regional Freshwater Plan – Water quality and discharges. Waimatā-Pakarae Catchment Plan.	Management options. Topic introduction. Committee feedback.
25 June	Regional Freshwater Plan – Water quality and discharges. Regional Freshwater Plan – Water quantity and allocation. Waipaoa Catchment Plan.	Management options. Topic introduction. Committee feedback.
4 September	Regional Freshwater Plan – Water quantity and allocation.	Management options.
4 December	Regional freshwater plan package	Update on draft plans including status/drafts of remaining catchment plans.