

Appendix 1 - M Langman (Planning)- Evaluation of the NRPS

Evaluation of the relevant NRPS provisions	
NRPS Provision	Extent to which the amending proposal gives effect to the NRPS
<p>4.2.1 Policy – Improving overall water quality</p> <p><i>Improve the overall quality of Northland’s water resources by:</i></p> <ul style="list-style-type: none"> <i>(a) Establishing freshwater objectives and setting region-wide water quality limits in regional plans that give effect to Objective 3.2 of this regional policy statement.</i> <i>(b) Reducing loads of sediment, nutrients, and faecal matter to water from the use and development of land and from poorly treated and untreated discharges of wastewater; and</i> <i>(c) Promoting and supporting the active management, enhancement and creation of vegetated riparian margins and wetlands.</i> 	<p>The proposal has the potential to improve wastewater treatment for the Rangiputa WWTP, as well as (through subdivision and landuse consents) provide for significant enhancement of waterways through active management and enhancement of wetlands and riparian areas. The proposal gives effect to this policy.</p>
<p>4.2.2 Method – Statutory plans and strategies</p> <p><i>(1) The regional council will amend its regional plans to the extent required to implement Policy 4.1.1 and Policy 4.2.1, including by:</i></p> <ul style="list-style-type: none"> <i>(a) Establishing freshwater objectives and region-wide water quality limits;</i> <i>(b) Methods to avoid or phase out over-allocation;</i> <i>(c) Where appropriate, requiring the restriction or exclusion of livestock from the coastal marine area, beds and margins of streams, rivers, lakes and wetlands;</i> <i>(d) Encouraging livestock exclusion in all other areas;</i> 	<p>The management of effects from subdivision (including the rural lifestyle component, the residential component, and the Mixed Use component) can be suitably managed through the subdivision process. This can be tied to enhancements around riparian areas through that process. This also includes the use of water sensitive design as outlined in the evidence of Mr Blyth. The proposal gives effect to this method.</p>

- (e) Managing the effects of nutrient loss and sediment discharges*
- (f) Incentivising and where necessary requiring other good management practices to prevent and control diffuse source contaminants entering water bodies;*
- (g) Providing for appropriate audited self-management schemes and the use of industry guidelines and standards;*
- (h) Specifying controls on wet weather discharges from wastewater infrastructure;*
- (i) Providing for the protection of the significant value of wetlands in maintaining and improving water quality; and*
- (j) Providing for the use of contaminant offsetting for direct and diffuse discharges of sediments and non-toxic forms of nitrogen and phosphorus.*

(2) District councils shall include methods in district plans to manage the effects of subdivision and the development of land (including notices of requirement) for the purposes of improving the overall quality of fresh and coastal waters. Methods shall include:

- (a) Where appropriate, requiring esplanade reserves and esplanade strips where they will contribute to maintaining or improving water quality;*
- (b) Promoting new appropriately vegetated riparian buffer zones, including on esplanade reserves or esplanade strips; and*
- (c) Considering the adoption of low impact urban design techniques to minimise the potential adverse effects of contaminants on receiving waters, such as using*

<p><i>constructed and restored wetlands.</i></p>	
<p>4.3.4 Policy – Water harvesting, storage and conservation</p> <p><i>Recognise and promote the benefits of water harvesting, storage, and conservation measures.</i></p>	<p>The proposal utilises rainwater harvesting and gives effect to this policy.</p>
<p>4.3.6 Method – Advocacy and education</p> <p>(1) <i>The regional council will promote the establishment of water user groups, particularly in areas with high demand / high allocation.</i></p> <p>(2) <i>The regional and district councils shall promote water harvesting, water storage (including within constructed wetlands) and water conservation methods (such as reusing and recycling) for new developments and changes in land use, including developments that are serviced by municipal supplies.</i></p> <p>(3) <i>The regional and district councils shall encourage retrofitting of existing buildings for the purposes of water conservation.</i></p> <p>(4) <i>The regional council will assist investigations into potentially appropriate locations for large-scale water storage infrastructure.</i></p>	<p>The proposal utilises rainwater harvesting and constructed wetlands, which can be implemented through the subdivision process, and gives effect to this method.</p>
<p>4.4.1 Policy – Maintaining and protecting significant ecological areas and habitats</p> <p>(1) <i>In the coastal environment, avoid adverse effects, and outside the coastal environment avoid, remedy or mitigate</i></p>	<p>The proposal as outlined in the Puwheke Spatial Strategy seeks to avoid development in locations that are ecologically sensitive, and significant improvements can be gained by enabling subdivision. The provisions of the subdivision chapter address the issues and ensure outcomes that are in alignment with this policy. The proposal therefore gives effect to the policy.</p>

adverse effects of subdivision, use and development so they are no more than minor on:

(a) Indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;

(b) Areas of indigenous vegetation and habitats of indigenous fauna, that are significant using the assessment criteria in Appendix 5;

(c) Areas set aside for full or partial protection of indigenous biodiversity under other legislation.

(2) In the coastal environment, avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of subdivision, use and development on:

(a) Areas of predominantly indigenous vegetation;

(b) Habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes;

(c) Indigenous ecosystems and habitats that are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass, northern wet heathlands, coastal and headwater streams, floodplains, margins of the coastal marine area and freshwater bodies, spawning and nursery areas and saltmarsh.

(3) Outside the coastal environment and where clause (1) does not apply, avoid, remedy or mitigate adverse effects of subdivision, use and development so they are not significant on any of the following:

(a) Areas of predominantly indigenous vegetation;

<p>(b) <i>Habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes;</i></p> <p>(c) <i>Indigenous ecosystems and habitats that are particularly vulnerable to modification, including wetlands, dunelands, northern wet heathlands, headwater streams, floodplains and margins of freshwater bodies, spawning and nursery areas.</i></p> <p>(4) <i>For the purposes of clause (1), (2) and (3), when considering whether there are any adverse effects and/or any significant adverse effects:</i></p> <p>(a) <i>Recognise that a minor or transitory effect may not be an adverse effect;</i></p> <p>(b) <i>Recognise that where the effects are or maybe irreversible, then they are likely to be more than minor;</i></p> <p>(c) <i>Recognise that there may be more than minor cumulative effects from minor or transitory effects.</i></p> <p>(5) <i>For the purpose of clause (3) if adverse effects cannot be reasonably avoided, remedied or mitigated then it maybe appropriate to consider the next steps in the mitigation hierarchy i.e. biodiversity offsetting followed by environmental biodiversity compensation, as methods to achieve Objective 3.4.</i></p>	
<p>4.4.2 Policy – Supporting restoration and enhancement</p> <p><i>Support voluntary efforts of landowners and community groups, iwi and hapū, to achieve Objective 3.15.</i></p>	<p>The zoning request will enable significant gains that can be put forward by the landowner as part of achieving the zoning through subdivision. The proposal gives effect to this policy.</p>

4.4.3 Method – Statutory plans and strategies

- (1) *Subject to Method 4.4.3(3), within two years after the Regional Policy Statement becomes operative the regional council will amend regional plans to the extent needed to ensure the plans implement Policy 4.4.1 for water bodies (including wetlands), in, on, or under the beds of rivers and lakes, and in the coastal marine area. Principal methods include:*
- (a) *Freshwater objectives and associated environmental flows and / or levels and freshwater quality limits, and regulatory methods to achieve them, such as controls on discharges and the use of land;*
 - (b) *Coastal water quality classifications and associated water quality standards, and regulatory methods to achieve them, such as controls on discharges and the use of land;*
 - (c) *Controls on use and development of beds of lakes, rivers, and wetlands;*
 - (d) *Controls on use and development of the coastal marine area; and*
 - (e) *Controls on use and development that could have adverse effects by causing aquatic pest species to be released or otherwise spread.*
- (2) *Subject to Method 4.4.3(3), within two years after the Regional Policy Statement becomes operative the district councils shall amend district plans to the extent needed to ensure the plans implement Policy 4.4.1 on land outside of the beds of rivers and lakes, wetlands, and the coastal marine area. Methods of implementation include:*

The zoning request will enable the submitters to control pests and provide for habitat maintenance and enhancement through the subdivision process. Utilisation of the existing WWTP has the benefit of potentially enabling re-use of the existing infrastructure resulting in modern treatment for wastewater. The proposal will not restrict existing productive uses on adjacent sites, which are of generally low intensity. The zone request gives effect to this method.

<p>(a) Controls on the disturbance of land and the clearance of vegetation; and</p> <p>(b) Controls on the introduction or keeping of species with recognised pest potential.</p> <p>(3) In implementing Policy 4.4.1 regional and district plans shall:</p> <p>(a) Allow activities undertaken for the purposes of pest control or habitat maintenance or enhancement;</p> <p>(b) Consider biodiversity offsets in appropriate circumstances;</p> <p>(c) Allow the maintenance and use of existing structures including infrastructure; and</p> <p>(d) Not unreasonably restrict the existing use of production land, including forestry.</p>	
<p>4.6.1 Policy – Managing effects on the characteristics and qualities of natural character, natural features and landscapes</p> <p>(1) In the coastal environment:</p> <p>a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.</p> <p>b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:</p>	<p>The zone request avoids areas of significance in both the coastal environment and in areas outside of the coastal environment. Being design driven, the outcomes sought in the Spatial Strategy can be implemented through the subdivision process. The zone request gives effect to this policy.</p>

- (i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
- (ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
- (iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:

- a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies*

and their margins;

- b) In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;*
- c) Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.*

(3) When considering whether there are any adverse effects on the characteristics and qualities⁹ of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

- a) Recognise that a minor or transitory effect may not be an adverse effect;*
- b) Recognise that many areas contain ongoing use and development that:
 - (i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
 - (ii) May be dynamic, diverse or seasonal;**
- c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*
- d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of*

<p><i>natural character, natural features and/or natural landscape.</i></p>	
<p>4.6.2 Policy – Maintaining the integrity of heritage resources</p> <p>(1) <i>Protect the integrity of historic heritage resources that have been identified in plans in accordance with Policy 4.5.3 and Method 4.5.4(3):</i></p> <p>a) <i>By avoiding significant adverse effects of subdivision, use and development and avoiding, remedying or mitigating other adverse effects (including cumulative adverse effects) on historic heritage in the following way:</i></p> <ul style="list-style-type: none"> (i) <i>Requiring careful design and location of subdivision, use and development to retain heritage buildings and other physical elements of historic heritage and where practical enhance public use and access;</i> (ii) <i>Restricting the demolition / relocation of and / or inappropriate modifications, additions or alterations to physical elements of historic heritage;</i> (iii) <i>Recognising that the integrity of many historic heritage resources relies on context and maintain these relationships in the design and location of subdivision, use and development;</i> (iv) <i>Recognising the collective value of groups of heritage buildings, structures and / or places, particularly where these are representative of Northland’s historic settlements, architecture or periods in history and maintain the wider</i> 	<p>Care has been taken to avoid development in the Puwheke Spatial Strategy in areas where there are known heritage sites. The provisions of the subdivision chapter will ensure that these continue to be protected from inappropriate subdivision, use and development. The zone request gives effect to this policy.</p>

<p><i>character of such areas; and</i></p> <p>(v) <i>Restricting activities that compromise important spiritual or cultural values held by Māori / Mana Whenua and / or the wider community in association with particular heritage places or features.</i></p> <p>(2) <i>Despite the above:</i></p> <p>a) <i>Clause 1 does not apply where natural hazards threaten the viability of regionally significant infrastructure and / or public health and safety; or</i></p> <p>b) <i>Regionally significant infrastructure proposals that cannot meet 4.6.2(1) may still be appropriate after assessment against the matters in Policy 5.3.3(3).</i></p>	
<p>4.6.3 Method – Statutory plans and strategies</p> <p><i>Regional and district plans shall be amended to the extent necessary to include objectives, policies and methods (and rules where necessary) to give effect to Policy 4.6.1 and 4.6.2:</i></p> <p>(1) <i>Methods in district plans shall include control of:</i></p> <p>(i) <i>The location, intensity and form of subdivision;</i></p> <p>(ii) <i>The location, scale and form of buildings and structures (outside freshwater bodies and the coastal marine area);</i></p> <p>(iii) <i>The location and scale of earthworks and indigenous vegetation removal (outside wetlands and the beds of lakes, rivers and the coastal marine area); and</i></p> <p>(iv) <i>The disturbance, demolition or alteration of</i></p>	<p>The proposal gives effect to Policy 4.6.1 and 4.6.2. The location, intensity and form of subdivision will be controlled at the stage of subdivision, however I note that in relation to the zones sought, they are located in the most appropriate locations taking into account sensitive areas within the site. No changes are sought to other provisions in the plan in order to circumvent proper analysis at the point of subdivision or consenting of other activities. The proposal gives effect to this method.</p>

physical elements and / or structures of historic heritage that meet Policy 4.5.3 (outside the coastal marine area and beds of lakes and rivers).

(2) Methods in regional plans shall include control of:

- (i) The location, scale and form of buildings and structures (within freshwater bodies and the coastal marine area);*
- (ii) Vegetation removal within and on the margins of the coastal marine area and freshwater bodies;*
- (iii) Earthworks, deposition and disturbance to and within beds of water bodies and the coastal marine area;*
- (iv) Drainage, diversion and extraction of and discharges to water; and*
- (v) The disturbance, demolition or alteration of physical elements and / or structures of historic heritage that meet Policy 4.5.3 (in the coastal marine area and beds of lakes and rivers).*

(3) Methods (as relevant to council functions) may include:

- (i) Assessment criteria, development standards and / or thresholds to control the scale, intensity, form and location of activities and (including for the purposes of controlling cumulative adverse effects);*
- (ii) The control of the character, scale, form and appearance of new built development in areas of historic heritage identified in plans;*
- (iii) A requirement for qualified heritage or cultural impact assessments where activities have the*

<p><i>potential to adversely affect historic heritage;</i></p> <p>(iv) <i>Use of alert layers to advise of sensitive historic heritage or cultural sites without disclosure in plans; and</i></p> <p>(v) <i>Conditions on consents to provide buffers and / or setbacks between historic heritage and other incompatible activity.</i></p> <p>(4) <i>In implementing 4.6.1 district and regional plans shall:</i></p> <p>(i) <i>Permit the maintenance of existing authorised structures, buildings, accessways, infrastructure and production land; and</i></p> <p>(ii) <i>Not unduly restrict existing authorised use of land or render land incapable of reasonable use.</i></p> <p>(iii) <i>Recognise that there are urban development and/or specific use* zonings and/or designations in plans existing at the time that the Regional Policy Statement was made operative that seek to achieve consolidated development and efficient use of land and infrastructure. Where such a zoning or designation does not give effect to Policy 4.6.1, and there are viable alternatives for giving effect to Policy 4.6.1, then existing provisions relating to subdivision, use and development will not need to change.</i></p> <p>*Urban development and/or specific uses include:</p> <ul style="list-style-type: none"> • <i>District plan zones (that were operative when the Regional Policy Statement commenced) where the primary purpose is to provide for urban residential, commercial or industrial use and development.</i> 	
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<ul style="list-style-type: none"> • Operative designations where the primary purpose is to provide for social or utility network infrastructure. • Areas in operative regional plans where the primary purpose is to provide for specific use and development, such as mixing zones, aquaculture, moorings and marinas, wharves and ports (including ski-lanes, shipping/navigation channels, pipelines and cables associated with utility network infrastructure). 	
<p>4.7.1 Policy – Promote active management</p> <p><i>In plan provisions and the resource consent process, recognise and promote the positive effects of the following activities that contribute to active management:</i></p> <ul style="list-style-type: none"> a) <i>Pest control, particularly where it will complement an existing pest control project / programme;</i> b) <i>Soil conservation / erosion control;</i> c) <i>Measures to improve water quality in parts of the coastal marine area where it has deteriorated and is having significant adverse effects, or in freshwater bodies targeted for water quality enhancement;</i> d) <i>Measures to improve flows and / or levels in over allocated freshwater bodies;</i> e) <i>Re-vegetation with indigenous species, particularly in areas identified for natural character improvement;</i> 	<p>The opportunity to tie enhancement to subdivision consents provides a significant opportunity to manage pests, improve water quality, and undertake enhancement and restoration. The zone request gives effect to this policy.</p>

<p>f) <i>Maintenance of historic heritage resources (including sites, buildings and structures);</i></p> <p>g) <i>Improvement of public access to and along the coastal marine area or the margins of rivers or lakes except where this would compromise the conservation of historic heritage or significant indigenous vegetation and / or significant habitats of indigenous fauna;</i></p> <p>h) <i>Exclusion of stock from waterways and areas of significant indigenous vegetation and / or significant habitats of indigenous fauna;</i></p> <p>i) <i>Protection of indigenous biodiversity values identified under Policy 4.4.1, outstanding natural character, outstanding natural landscapes or outstanding natural features either through legal means or physical works;</i></p> <p>j) <i>Removal of redundant or unwanted structures and / or buildings except where these are of historic heritage value or where removal reduces public access to and along the coast or lakes and rivers;</i></p> <p>k) <i>Restoration or creation of natural habitat and processes, including ecological corridors in association with indigenous biodiversity values identified under Policy 4.4.1, particularly wetlands and / or wetland sequences;</i></p> <p>l) <i>Restoration of natural processes in marine and freshwater habitats.</i></p>	
<p>4.7.2 Policy – Supporting landowner and community efforts</p>	<p>The approval of this zone request would support landowner efforts to actively manage the Puwheke Block as an integrated whole, and the landowner is keen to take part in collaborative engagement to achieve this. The zone request gives effect to this policy.</p>

<p><i>Support landowners, iwi, hapū, and community efforts to actively manage or improve key aspects of the environment especially where there is willing collaboration between participants and those efforts are directed at one or more of the activities in Policy 4.7.1.</i></p>	
<p>4.7.3 – Policy - Improving natural character</p> <p><i>Except where in conflict with established uses promote rehabilitation and restoration of natural character in the manner described in Policy 4.7.1 in the following areas:</i></p> <ul style="list-style-type: none"> <i>(a) Wetlands, rivers, lakes, estuaries, and their margins;</i> <i>(b) Undeveloped or largely undeveloped natural landforms between settlements, such as coastal headlands, peninsulas, ridgelines, dune systems;</i> <i>(c) Areas of high natural character;</i> <i>(d) Land adjacent to outstanding natural character areas, outstanding natural features, and outstanding natural landscapes;</i> <i>(e) Remnants of indigenous coastal vegetation particularly where these are adjacent to water or can be linked to establish or enhance ecological corridors; and</i> <i>(f) The areas or values identified in Policy 4.4.1 (protecting significant areas and species).</i> 	<p>The zone request will enable, through subdivision, significant improvement to natural character, particularly when compared to clearing the land for intensive productive use. The zone request gives effect to this policy.</p>
<p>4.7.4 Method – Statutory plans and strategies</p> <p><i>(1) Regional and district plans may use incentives to</i></p>	<p>Refer above.</p>

<p><i>promote the outcomes sought in Policies 4.7.1, and 4.7.3 provided that;</i></p> <ul style="list-style-type: none"> <i>(a) The plan provisions require applicants to demonstrate that net public or other environmental benefit is achieved;</i> <i>(b) The effects of any increased development entitlement have been addressed; and</i> <i>(c) The benefits provided are not required to avoid, remedy or mitigate adverse effects, fulfil requirements of a condition of consent or to meet regulatory requirements of a plan (such as, permitted activity standards) or other legal mechanism, such as a covenant, easement, designation or private agreement / contract.</i> <p><i>(2) Regional and district plans will include objectives policies and methods to promote activities identified in Policy 4.7.1.</i></p>	
<p>5.2.1 Policy – Managing the use of resources</p> <p><i>Encourage development and activities to efficiently use resources, particularly network resources, water and energy, and promote the reduction and reuse of waste.</i></p>	<p>The proposal would require the development of a new wastewater system, and facilitate the potential reuse of the existing WWTP, modernising the treatment of wastewater for the Rangiputa township. The zone request gives effect to this policy.</p>
<p>5.2.2 Policy – Future proofing the use of infrastructure</p> <p><i>Encourage the development of infrastructure that is flexible, resilient, and adaptable to the reasonably foreseeable needs of the community.</i></p>	<p>Refer above.</p>

<p>5.2.3 Policy – Infrastructure, growth and economic development</p> <p><i>Promote the provision of infrastructure as a means to shape, stimulate and direct opportunities for growth and economic development.</i></p>	<p>Removal of restrictions on development by means of increasing capacity for wastewater has the potential to stimulate growth and economic development on the Karikari Peninsula in a direct and meaningful way, as well as getting environmental gains. The proposal gives effect to this policy.</p>
<p>5.2.4 Method – Statutory plans and strategies</p> <p><i>The regional and district councils shall, through regional and district plans, use assessment criteria or other suitable provisions to ensure that when a resource consent application, plan change, or notice of requirement for development is proposed that includes new or upgraded community infrastructure or infrastructure proposed by a network utility operator, weight will be given to the following:</i></p> <ul style="list-style-type: none"> <i>(a) The extent to which infrastructure can be operated, maintained, and upgraded efficiently with minimal adverse effects to meet the reasonably foreseeable needs of future generations (for example, to meet change as anticipated by regional / sub-regional growth strategies);</i> <i>(b) The extent to which the infrastructure uses measures to achieve efficient use of resources;</i> <i>(c) Where practicable, the potential for infrastructure to co-locate with, or accommodate, other infrastructure to achieve efficiencies; and</i> <i>(d) Where multiple parties are involved, the extent to which providers propose to work together to co-ordinate activities and / or develop infrastructure implementation plans.</i> 	<p>Refer above. It is noted that the current Rangiputa WWTP does not provide for the reasonably foreseeable needs of future generations, as no meaningful growth is provided for at Rangiputa. The proposal gives effect to this method.</p>

<p><i>In addition, in conjunction with Method 5.1.5(1)(a), all resource consents, notice of requirements and plan changes should be assessed against the Regional Form and Development Guidelines contained in Appendix 2.</i></p>	
<p>6.1.1 Policy – Regional and district plans</p> <p><i>Regional and district plans shall:</i></p> <ul style="list-style-type: none"> <i>(a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;</i> <i>(b) Be as consistent as possible;</i> <i>(c) Be as simple as possible;</i> <i>(d) Use or support good management practices;</i> <i>(e) Minimise compliance costs and enable audited self-management where it is efficient and effective;</i> <i>(f) Enable the aspects of subdivision, use and development that complies with the Regional Policy Statement; and</i> <i>(g) Focus on effects and where suitable use performance standards.</i> 	<p>Adverse effects can and will be addressed through subdivision in an appropriate manner that gives effect to the balance of the policies and methods in the NRPS. The proposal gives effect to this method.</p>
<p>6.1.3 Method – Statutory plans and strategies</p> <p><i>The regional and district councils, when reviewing their plans, considering options for plan changes, or replacement of an entire plan, shall:</i></p>	<p>This is an important policy that needs to guide decision-making for the Council, and the Hearing Panel. The zone request gives effect to this policy by removing unnecessary regulation, taking into account the costs and benefits arising from the proposal, and incorporating good management practices.</p>

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| <ul style="list-style-type: none">(a) <i>Demonstrate how Policy 6.1.1 is given effect;</i>(b) <i>Consider: removing unnecessary regulation; opportunities for streamlined, efficient processes; increasing flexibility, certainty, confidence and consistency; and taking a risk-based approach;</i>(c) <i>Consider the benefits, costs and risks of combining planning documents and joint plan changes, in part or in total, including on specific resources or geographical areas;</i>(d) <i>Consider the use of good management practices (including environmental best practice guidelines, and codes of practice); and</i>(e) <i>Consider the use of audited self-management.</i> | |
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Appendix 2 - M Langman (planning) - Evaluation of Strategic Objectives

Evaluation of the strategic objectives in the pFNDP (s32AA evaluation)		
Strategic Objectives – Cultural prosperity	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-CP-O1 - Te Tiriti o Waitangi partnerships support iwi and hapū to deliver on the social, economic, environmental and cultural wellbeing outcomes for tangata whenua.	<p>The zoning request is located generally away from existing archaeological sites known on the subject land. Further engagement with tangata whenua would be beneficial in understanding cultural values, and the rezoning request provides an avenue for such engagement.</p> <p>There are likely to be indirect benefits, both to tangata whenua and the local community, as a result in investment in the restoration of the land, as well as through construction, providing employment opportunities.</p> <p>There are benefits in terms of the environmental restoration work, which will contribute to healthy ecosystems, increased indigenous biodiversity, and protection of heritage sites where these are known. All of the above will assist with delivering on social, cultural, environmental and economic outcomes for tangata whenua.</p>	<p>I acknowledge that to some extent, there is a lack of understanding around cultural values associated with the site, except to the extent that archaeological sites exist along Puwheke Beach. The area identified for development is located well away from here, and I consider the risk of acting with this lack of information is relatively low. However, the submitters have indicated a willingness to engage with tangata whenua, and it is expected that an update on this matter may be able to be made prior to the hearing.</p>
SD-CP-O2 - Te ao māori, tikanga māori and tangata whenua as kaitiaki, embedded in and integral to decision making.	This matter relates to a relationship between the Council and tangatawhenua, and is not relevant to the amending proposal.	n/a
SD-CP-O3 - The district's diverse cultures and communities are celebrated and cultural heritage recognised.	The area is not a recorded site of significance to Māori, although there are known archaeological sites present. The zone request is neutral on this objective.	Refer above.
SD-CP-O4 - The district's historic heritage is identified and managed to ensure its long-term protection for current and future generations.	Development of the site will likely require archaeological protocols for accidental discovery. There is the potential for discovery of further site, which may identify and enhance the understanding of earlier occupation, both in	Refer above.

	terms of Maōri settlement and post European settlement.	
SD-CP-O5 - A district wide approach to the impacts of climate change and natural hazards, which includes a te ao māori decision making framework, developed with iwi and hapū.	This matter is not relevant to the amending proposal.	n/a
Strategic Objectives – Social prosperity	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-SP-O1 - Community wellbeing is heightened by a sense of place.	The opportunity to create a commercial hub for Rangiputa has significant positive benefits, both in terms of access to public services, as well as the opportunity to locate retail or restaurant activities that can bring people together. There is the opportunity to forge an identity for Rangiputa through such opportunities.	n/a
SD-SP-O2 - Development of initiatives that will support the wellbeing of Tangata Whenua, in partnership with Iwi and hapū.	This matter is not relevant to the amending proposal.	n/a
SD-SP-O3 - Encourage opportunities for fulfilment of the community's cultural, social, environmental, and economic wellbeing.	The opportunities that arise out of the proposed residential and commercial development presented by the amending proposal are significantly higher than retaining the land as Rural Production Zone. They provide opportunities for a range of places of assembly, commercial activities, and enhanced social interaction. They also provide opportunities to achieve a sense of place through well designed development. Opportunities for above ground living in the proposed Mixed Use zone provide for a potentially cheaper housing typology, which may benefit community well-being, Development as proposed provides significant opportunities for investment and update to infrastructure, as well as economic opportunities	n/a

	<p>that are not currently present. Employment opportunities will increase, both as part of the commercial development, and in relation to restoration work that is needed to implement the vision in the Pūwheke Spatial Strategy.</p> <p>I consider the proposal significantly more efficient, and effective, than retaining the notified Rural Production Zone, which does not provide for the same development opportunities.</p>	
SD-SP-O4 - Promotion of communities and places that will meet the needs for not only the present population but future generations which are adaptive to climate change.	A significant benefit of the amending proposal is that the location of new development for the Rangiputa Township is located well away from coastal hazard areas. This is the most appropriate location for expansion of the township, and has the potential to leave a legacy for future generations, both through placemaking as part of the Mixed Use commercial centre, but also with the restoration and enhancement as anticipated by the wider Pūwheke Spatial Strategy.	n/a
Strategic Objectives – Economic prosperity	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-EP-O1 - A high-earning diverse local economy which is sustainable and resilient to economic downturns, with the district's Māori economy making a significant contribution.	As noted above, there will be significant investment required to develop the land associated with the amending proposal. This will likely provide significant benefit to the local community in terms of employment and ongoing economic benefits associated with it in the short to medium term. In the longer term, commercial opportunities will support both employment as well as generation of income, potentially attracting more visitors to the area.	n/a
SD-EP-O2 - Existing industries and enterprises are supported and continue to prosper under volatile and changing economic conditions.	The amending proposal is unlikely to have any adverse effects on existing industries and enterprises.	n/a

SD-EP-O3 - Development and retention of highly motivated, educated and skilled people in the district.	Development of the area in accordance with the amending proposal is likely to attract a range of people seeking to live, work, retire, or recreate in Rangiputa. The amending proposal will assist with achieving this objective.	n/a
SD-EP-O4 - People, businesses and places are connected digitally and through integrated transport networks.	The development of the site provides for a central commercial area which is within the walking catchment of the existing Rangiputa township. The provision of public roads over what was previously private land will increase walkable access, and roading can be designed in a manner that makes such access safe and well designed. Overall, the amending proposal is considered to achieve the objective.	n/a
SD-EP-O5 - A district economy that is responsive, resilient and adaptive to the financial costs of a changing climate.	The provision of additional residential land in a location that is away from sea-level rise has the opportunity to provide resilience for the wider Far North community, where sea level rise will be an issue. As the country develops its approach to climate change mitigation, more areas such as this, where the community is able to retreat to, will become more important. The opportunity to develop in this location is significantly superior to retaining the Rural Production Zone on low fertility soils, and in comparison, the notified zone provides no such benefits.	n/a
Strategic Objectives – Urban Form and Development	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-UFD-O1 - The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.	The opportunity to develop the site, and divert some of that economic benefit into environmental enhancement and recreation activities increases the opportunities for visitors to the Far North, as well as providing opportunities for local residents. Providing a commercial centre will enable retail and food	n/a

	<p>and beverage outlets to establish, which will significantly improve the services provided at Rangiputa, with consequential benefits in terms of wellbeing for the community.</p> <p>Early consultation with the Council's placemaking team would provide the opportunity to maximise community benefits in terms of design and planning of the mixed use centre.</p>	
SD-UFD-O2 - Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.	The amending proposal provides for consolidated and well-connected urban growth for the community of Rangiputa. The use of different typologies and site sizes can be addressed at subdivision stage, but with both the general residential and the opportunity for first floor residential development above commercial spaces, a range of typologies would already be available as presented by the amending proposal. As such, I consider that the proposal as set is the most appropriate for achieving this objective.	n/a
SD-UFD-O3 - Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.	The amending proposal will require a new wastewater treatment plant, however there are opportunities to improve the existing Rangiputa WWTP, in combination with development of a new system to service the development. One of the significant benefits is that the submitter has substantial landholdings that can cater for such development, which is not always the case when developing adjacent to existing settlements.	n/a
SD-UFD-O4 - Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.	The provision of additional residential land in a location that is away from sea-level rise has the opportunity to provide resilience for the wider Far North community, where sea level rise will be an issue. As the country develops its approach to climate change mitigation, more areas such as this, where the community is able to retreat to, will become more important. In	n/a

	addition to sea level rise, the area proposed for development is also located away from natural hazards. The opportunity to develop in this location is significantly superior to retaining the Rural Production Zone on low fertility soils, and in comparison, the notified zone provides no such benefits.	
Strategic Objectives – Infrastructure and Electricity	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-IE-O1 - The benefits of infrastructure and renewable electricity generation activities across the district are recognised and provided for, while ensuring their adverse effects are well managed.	The development of a new wastewater plant has the potential to benefit from modern technology, given that the existing plant is from a design that is approximately 30 years old. Consenting the plant will enable up to date conditions that are consistent with best practice, and the evidence of Mr Sole indicates that the existing plant could be re-used for primary or tertiary treatment.	n/a
SD-IE-O2 - Infrastructure and renewable electricity generation activities are protected from incompatible land use, subdivision and development that may compromise their effective operation, maintenance and upgrading.	The proposed development as set out in the Puwheke Spatial Strategy seeks to ensure that the existing WWTP, regardless of its future use, is protected from reverse sensitivity effects by way of setting back residential development. Provision can also be made for upgrading of the existing plant, should further land area be required to increase its capacity. Overall, the amending proposal is consistent with implement this objective.	n/a
Strategic Objectives – Rural Environment	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-RE-O1 - Primary production activities are able to operate efficiently and effectively and the contribution they make to the economic	Primary production will likely continue on the site, in the form of bee-keeping and potentially limited grazing in appropriate locations. Largely, however, restoration will be the main activity	n/a

and social well-being and prosperity of the district is recognised.	located on the site, in order to improve water quality and indigenous biodiversity and leave a legacy for future generations.	
SD-RE-O2 - Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.	n/a	n/a
Strategic Objectives – Environmental Prosperity	Extent to which the amending proposal achieves the objective, having regard to efficiency and effectiveness, and the benefits and costs associated with it	Risk of acting or not acting if there is uncertain or insufficient information
SD-EP-O1 - A culture of stewardship in the community that increases the district's biodiversity and environmental sustainability.	The ability to undertake development on the land will facilitate stewardship of the balance of the Lucklaw Farm. As noted, the desire of the submitters is to protect and improve the important environmental values that are present, but in order to do so, some development potential needs to be released. The amending proposal provides the most efficient and effective means of achieving this outcome.	
SD-EP-O2 - Collaborative relationships with iwi and hapū in order to support tangata whenua to carry out their obligation and responsibility as kaitiaki.	I understand the submitters have a strong track record of working with tangata whenua to carry out their role(s) as kaitiaki.	
SD-EP-O3 - Active management of ecosystems to protect, maintain and increase indigenous biodiversity for future generations.	Development of the site is likely to require a significant amount of active management through the subdivision consents to protect, maintain and enhance the biodiversity values of the area sought to be zoned through the submissions There are likely to be significant benefits arising, in terms of biodiversity, protection of ecosystems, and improvement of freshwater in the area subject to the amending proposal.	

<p>SD-EP-O4 - Land use practices reverse climate change by enabling carbon storage and reducing carbon emissions.</p>	<p>Development of the site includes enhanced wetlands, Water Sensitive Design, and increase carbon capture and storage through protection and enhancement of biodiversity. The proposal will result in a significantly better environmental outcome than conversion to high productivity rural production land.</p>	
<p>SD-EP-O5 - The natural character of the coastal environment and outstanding natural features and landscapes are managed to ensure their long-term protection for future generations.</p>	<p>The Puwheke Spatial Strategy (while not proposed to be part of the district plan at this stage) shows how important landscape and natural character values of the wider area can be protected and managed for future generations. The amending proposal achieves this in a manner that is significantly better than the notified Rural Production zone.</p>	
<p>SD-EP-O6 - Areas of significant indigenous vegetation and significant habitats of indigenous fauna and protected for current and future generations.</p>	<p>It is likely that facilitation of development within the site will enable better management and better refinement of areas that may be SNAs within the site. In addition, provision for ecological corridors through riparian planting, will significantly benefit existing flora and fauna, and improve water quality in the receiving environment. This is a significant benefit over the existing use of the site for pastoral grazing. The amending proposal is the best opportunity to both fund restoration, and provide for protection of SNAs.</p>	

Appendix 3 - M Langman (planning) - Alignment with Zone Outcomes

Assessment of the proposed Mixed Use Zone at Rangiputa/Puwheke	
Outcome sought for the Zone	How the proposal is consistent with the outcome
MUZ-O1 The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for residential development where it complements and is not incompatible with these activities.	The proposed mixed use zone on the Lucklaw Farm site provides for the development of a substantial commercial zone for Rangiputa, while being located between the two General Residential Zones. Such a large area is not available within the existing Rangiputa township. Opportunities will be available for retail, as well as civic and community opportunities. The provision for residential activity to take place above commercial or other activities enables a choice in housing typology that is not currently available in Rangiputa.
MUZ-O2 Development in the Mixed Use zone is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the zone.	The scale, form and density of Mixed Use zoning as set out in the Masterplan for Puwheke does not dominate the township, rather it provides for a small, compact core, with commercial opportunities available. The central location provides for walkability, and access to views to the north with are not currently available, increasing the amenity of the township. Matters related to form, scale, density and design quality will be largely controlled by the built form standards of the zone.
MUZ-O3 Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.	N/A
MUZ-O4 The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries	Built form controls in the MUZ chapter control landscaping at the boundary with residential zones. This will ensure minimisation of reverse sensitivity effects, along with general lighting and noise controls within the district plan. The proposal provides an appropriate transition to General Residential, and then Rural Lifestyle and/or Rural Production Zone.
MUZ-O5 Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone	This provision is implemented through Rule MUZ-R4 in the MUZ chapter for residential activity, which restrict residential development in the zone on the ground floor. Development within the Puwheke Block will be required to implement this outcome, and so is consistent with this outcome.
Assessment of the proposed General Residential Zone at Rengiputa/Puwheke	
Outcome sought for the Zone	How the proposal is consistent with the outcome
GRZ-O1 The General Residential zone provides a variety of densities, housing types and lot sizes that respond to: a. housing needs and demand;	The amending proposal does not presently offer any change to the Residential or subdivision provisions to provide for a range of housing typologies. However, this matter can be considered at the time of

<p>b. the adequacy and capacity of available or programmed development infrastructure;</p> <p>c. the amenity and character of the receiving residential environment; and</p> <p>d. historic heritage.</p>	<p>subdivision consent. As noted in evidence, there is not sufficient capacity within the existing wastewater network, however, significant amounts of land are available to undertake a new wastewater treatment facility to meet demand for wastewater connections. As outlined in evidence, this could be in addition to, or provide further treatment of, the existing Rangiputa WWTP. An increase in residential land availability will increase commercial opportunities within Rangiputa, and will add to the amenity and character of the receiving environment. Historic heritage will not be affected by the General Residential zoning component of the amending proposal</p>
<p>GRZ-O2 The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.</p>	<p>The amending proposal consolidates residential development around, and directly attached to the existing Rangiputa township. This is really the only location where the township can expand in any meaningful and useful way. In addition, it provides access to views to the north which are not currently available from Rangiputa, which is west-facing.</p>
<p>GRZ-O3 Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.</p>	<p>These will continue to be provided for on a case by case basis, depending on demand, and subject to separate consents.</p>
<p>GRZ-O4 Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.</p>	<p>As noted above, capacity for wastewater treatment needs to be increased to cater for the proposed development. There is no reticulated water supply in Rangiputa, so potable water is proposed via rainwater collection. Stormwater and wastewater can be catered for on the Puwheke Block, where there is substantial land available for such treatment.</p>
<p>GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.</p>	<p>The amending proposal is considered to provide for functional and high amenity living environments, in particular public access to new views to the north.</p>
<p>GRZ-O6 Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.</p>	<p>The location of the proposed residential zoning is well away from natural hazards, and potentially increases the resilience of the community by providing a focal point away from coastal hazards, and opportunity for managed retreat within the same community should sea level rise impact coastal frontage sites (including through increased hazard risk and coastal erosion).</p>
<p>Assessment of the proposed Rural Lifestyle Zone at Rangiputa/Puwheke</p>	
<p>Outcome sought for the Zone</p>	<p>How the proposal is consistent with the outcome</p>

<p>RLZ-O1 The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.</p>	<p>The proposal is consistent with this outcome, and does not seek to change the density of the zone. It is likely that the most desirable design outcome will be to cluster development within the zone in appropriate locations, given the high ecological values of the site and potential for enhancement and restoration of those values.</p>
<p>RLZ-O2 The predominant character and amenity of the Rural Lifestyle zone is characterised by:</p> <ul style="list-style-type: none"> a. low density residential activities; b. small scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production Zone; d. a general absence of urban infrastructure; e. rural roads with low traffic volumes; f. areas of vegetation, natural features and open space. 	<p>The amending proposal is consistent with the outcome sort in terms of providing for low density residential (and potential visitor) activities within the zone. Continued apiary production activities are likely to occur given the planted manuka/kanuka coverage. Within the zone, there will be an absence of “urban” infrastructure, and low volume roading, with significant amounts of highly valued vegetation and natural features.</p>
<p>RLZ-O3 The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.</p>	<p>The amending proposal does not propose any incompatible activities. Possible use of standalone dwellings within the area as visitor accommodation is consistent with the permitted standards under RLZ-R4, with any larger development of visitor accommodation or a lodge on the headland considered through a discretionary resource consent.</p>
<p>RLZ-O4 Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones.</p>	<p>Development within the zone will be entirely compatible with the limited rural production activities that are located on the Puwheke Bloc.</p>