

Objectives and policies

To support the statutory assessment provided in Section 8 of the AEE, the following tables contain a copy of the full provisions that are considered relevant to this application. All wording is provided verbatim, except where the provisions include footnotes.

New Zealand Coastal Policy Statement

Table A1.1: Relevant objectives and policies of the New Zealand Coastal Policy Statement

Relevant NZCPS objective / policy
<p>Objective 1</p> <p>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</p> <ul style="list-style-type: none">• maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;• protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand’s indigenous coastal flora and fauna• maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.
<p>Objective 2</p> <p>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none">• recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;• identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and• encouraging restoration of the coastal environment.
<p>Objective 3</p> <p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none">• recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;• promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; incorporating mātauranga Māori into sustainable management practices; and• recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.

Relevant NZCPS objective / policy

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:

- recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;
- maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and
- recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.

Objective 5

To ensure that coastal hazard risks taking account of climate change, are managed by:

- locating new development away from areas prone to such risks;
- considering responses, including managed retreat, for existing development in this situation; and
- protecting or restoring natural defences to coastal hazards.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;
- some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;
- functionally some uses and developments can only be located on the coast or in the coastal marine area;
- the coastal environment contains renewable energy resources of significant value;
- the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;
- the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;
- the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and
- historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.

Policy 1: Extent and characteristics of the coastal environment

(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

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(2) Recognise that the coastal environment includes:

- (a) the coastal marine area;
- (b) islands within the coastal marine area;
- (c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;
- (d) areas at risk from coastal hazards;
- (e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;
- (f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;
- (g) items of cultural and historic heritage in the coastal marine area or on the coast;
- (h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and
- (i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.

Policy 2: The Treaty of Waitangi, tangata whenua and Māori

In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:

- (a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;
- (b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;
- (c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;
- (d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;
- (e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and
 - (i) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and
 - (ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;
- (f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:
 - (i) bringing cultural understanding to monitoring of natural resources;
 - (ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;

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- (iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and
- (g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:
 - (i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and
 - (ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.

Policy 3: Precautionary approach

- (1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.
- (2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:
 - (a) avoidable social and economic loss and harm to communities does not occur;
 - (b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and
 - (c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.

Policy 6: Activities in the coastal environment

- (1) In relation to the coastal environment:
 - (a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;
 - (b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;
 - (c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;
 - (d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;
 - (e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;
 - (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;
 - (g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;

Relevant NZCPS objective / policy

- (h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;
- (i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and
- (j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.

(2) Additionally, in relation to the coastal marine area:

- (a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;
- (b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;
- (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;
- (d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and
- (e) promote the efficient use of occupied space, including by:
 - (i) requiring that structures be made available for public or multiple use wherever reasonable and practicable;
 - (ii) requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and
 - (iii) considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.

Policy 11: Indigenous biological diversity (biodiversity)

To protect indigenous biological diversity in the coastal environment:

- (a) avoid adverse effects of activities on:
 - (i) indigenous taxa that are listed as threatened⁵ or at risk in the New Zealand Threat Classification System lists;
 - (ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;
 - (iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;
 - (iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;
 - (v) areas containing nationally significant examples of indigenous community types; and
 - (vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and
- (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:
 - (i) areas of predominantly indigenous vegetation in the coastal environment;
 - (ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;
 - (iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;
 - (iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;

Relevant NZCPS objective / policy

- (v) habitats, including areas and routes, important to migratory species; and
- (vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.

Policy 13: Preservation of Natural Character

- (1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:
- (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
 - (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:
 - (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and
 - (d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.
- (2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:
- (a) natural elements, processes and patterns;
 - (b) biophysical, ecological, geological and geomorphological aspects;
 - (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
 - (d) the natural movement of water and sediment;
 - (e) the natural darkness of the night sky;
 - (f) places or areas that are wild or scenic;
 - (g) a range of natural character from pristine to modified; and
 - (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 14: Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

- (a) identifying areas and opportunities for restoration or rehabilitation;
- (b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;
- (c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:
 - (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or
 - (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or
 - (iii) creating or enhancing habitat for indigenous species; or
 - (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or

Relevant NZCPS objective / policy

- (v) restoring and protecting riparian and intertidal margins; or (vi) reducing or eliminating discharges of contaminants; or
- (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or
- (viii) restoring cultural landscape features; or
- (ix) redesign of structures that interfere with ecosystem processes; or
- (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.

Policy 15: Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:
- (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:
 - (i) natural science factors, including geological, topographical, ecological and dynamic components;
 - (ii) the presence of water including in seas, lakes, rivers and streams;
 - (iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;
 - (iv) aesthetic values including memorability and naturalness;
 - (v) vegetation (native and exotic);
 - (vi) transient values, including presence of wildlife or other values at certain times of the day or year;
 - (vii) whether the values are shared and recognised;
 - (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;
 - (ix) historical and heritage associations; and
 - (x) wild or scenic values;
- (d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and
- (e) including the objectives, policies and rules required by (d) in plans

Policy 17: Historic heritage identification and protection

Protect historic heritage in the coastal environment from inappropriate subdivision, use, and development by:

- (a) identification, assessment and recording of historic heritage, including archaeological sites;

Relevant NZCPS objective / policy

- (b) providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki;
- (c) initiating assessment and management of historic heritage in the context of historic landscapes;
- (d) recognising that heritage to be protected may need conservation;
- (e) facilitating and integrating management of historic heritage that spans the line of mean high water springs;
- (f) including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans;
- (g) imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;
- (h) requiring, where practicable, conservation conditions; and
- (i) considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.

Policy 18: Public open space

Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:

- (a) ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;
- (b) taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;
- (c) maintaining and enhancing walking access linkages between public open space areas in the coastal environment;
- (d) considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and
- (e) recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.

Policy 19: Walking access

(1) Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.

(2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:

- (a) identifying how information on where the public have walking access will be made publicly available;
- (b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and
- (c) identifying opportunities to enhance or restore public walking access, for example where:
 - (i) connections between existing public areas can be provided; or
 - (ii) improving access would promote outdoor recreation; or
 - (iii) physical access for people with disabilities is desirable; or
 - (iv) the long-term availability of public access is threatened by erosion or sea level rise; or

Relevant NZCPS objective / policy

- (v) access to areas or sites of historic or cultural significance is important; or
 - (vi) subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.
- (3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:
- (a) to protect threatened indigenous species; or
 - (b) to protect dunes, estuaries and other sensitive natural areas or habitats; or
 - (c) to protect sites and activities of cultural value to Māori; or
 - (d) to protect historic heritage; or
 - (e) to protect public health or safety; or
 - (f) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or
 - (g) for temporary activities or special events; or (h) for defence purposes in accordance with the Defence Act 1990; or
 - (i) to ensure a level of security consistent with the purpose of a resource consent; or
 - (j) in other exceptional circumstances sufficient to justify the restriction.
- (4) Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.

Policy 22: Sedimentation

- (1) Assess and monitor sedimentation levels and impacts on the coastal environment.
- (2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water.
- (3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry.
- (4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.

Policy 23 Discharge of contaminants

- (1) In managing discharges to water in the coastal environment, have particular regard to:
- (a) the sensitivity of the receiving environment;
 - (b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and
 - (c) the capacity of the receiving environment to assimilate the contaminants; and:
 - (d) avoid significant adverse effects on ecosystems and habitats after reasonable mixing;
 - (e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and
 - (f) minimise adverse effects on the life-supporting capacity of water within a mixing zone.
- (2) In managing discharge of human sewage, do not allow:

Relevant NZCPS objective / policy

- (a) discharge of human sewage directly to water in the coastal environment without treatment; and
- (b) the discharge of treated human sewage to water in the coastal environment, unless:
 - (i) there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and
 - (ii) informed by an understanding of tangata whenua values and the effects on them.
- (3) Objectives, policies and rules in plans which provide for the discharge of treated human sewage into waters of the coastal environment must have been subject to early and meaningful consultation with tangata whenua.
- (4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by:
 - (a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems;
 - (b) reducing contaminant and sediment loadings in stormwater at source, through contaminant treatment and by controls on land use activities;
 - (c) promoting integrated management of catchments and stormwater networks; and
 - (d) promoting design options that reduce flows to stormwater reticulation systems at source.
- (5) In managing discharges from ports and other marine facilities:
 - (a) require operators of ports and other marine facilities to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor;
 - (b) require that the disturbance or relocation of contaminated seabed material, other than by the movement of vessels, and the dumping or storage of dredged material does not result in significant adverse effects on water quality or the seabed, substrate, ecosystems or habitats;
 - (c) require operators of ports, marinas and other relevant marine facilities to provide for the collection of sewage and waste from vessels, and for residues from vessel maintenance to be safely contained and disposed of; and
 - (d) consider the need for facilities for the collection of sewage and other wastes for recreational and commercial boating.

Policy 25: Subdivision, use, and development in areas of coastal hazard risk

In areas potentially affected by coastal hazards over at least the next 100 years:

- (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards;
- (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;
- (c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;
- (d) encourage the location of infrastructure away from areas of hazard risk where practicable;
- (e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and
- (f) consider the potential effects of tsunamis and how to avoid or mitigate them.

Policy 26: Natural defences against coastal hazards

Relevant NZCPS objective / policy

- (1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards.
- (2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.

National Policy Statement for Indigenous Biodiversity

Table A2.1: Relevant objectives and policies of the National Policy Statement for Indigenous Biodiversity

Relevant Objective/Policy
2.1 Objective
<p>(1) The objective of this National Policy Statement is:</p> <ul style="list-style-type: none"> (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: <ul style="list-style-type: none"> (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.
2.2 Policies
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.
<p>Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:</p> <ul style="list-style-type: none"> (a) managing indigenous biodiversity on their land; and (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and (c) actively participating in other decision-making about indigenous biodiversity.
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.
Policy 17: There is improved information and regular monitoring of indigenous biodiversity.

National Policy Statement for Highly Productive Land

Table A3.1: Relevant objectives and policies of the National Policy Statement for Highly Productive Land

Relevant Objective/Policy
Objective
Highly productive land is protected for use in land-based primary production, both now and for future generations.
Policy
Policy 8: Highly productive land is protected from inappropriate use and development.

National Policy Statement for Freshwater Management

Table A4.1: Relevant objectives and policies of the National Policy Statement for Freshwater Management

Relevant Objective/Policy
2.1 Objective
(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: <ul style="list-style-type: none"> (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future
2.2 Policies
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.
Policy 2: Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.
Policy 7: The loss of river extent and values is avoided to the extent practicable
Policy 8: The significant values of outstanding water bodies are protected.
Policy 9: The habitats of indigenous freshwater species are protected.
Policy 15: Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.

Tairāwhiti Resource Management Plan

Part B: Regional Policy Statement

The Regional Policy Statement (RPS) is incorporated into the Te Papa Tipu Taunaki o Te Tairāwhiti (the TRMP) as Part B.

B1 Tangata Whenua

Table A5.1: Relevant objectives and policies of Chapter B1 of the Regional Policy Statement

B1 Tangata Whenua
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.
B1.2.1 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.
B1.3.1 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.
B1.4.1 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.
B1.4.2 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.

B3 Built Environment, Energy and Infrastructure

Table A5.2: Relevant objectives and policies of Chapter B3 of the Regional Policy Statement

B3 Built Environment, Energy and Infrastructure
B3.5.2 Policies
4. To encourage efficient and sustainable transport and utility networks in the region.

B4 Coastal Management

Table A5.3: Relevant objectives and policies of Chapter B4 of the Regional Policy Statement

B4 Coastal Environment
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

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.
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.
B4.3.1 Objective
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
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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.
B4.4.1 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.
B4.7.1 Objectives
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.
B4.8.1 Objective
1. To avoid, mitigate or remedy the adverse effects of point-source discharges on receiving waters.
B4.8.2 Policies
<p>2. When considering proposals or applications to discharge contaminants directly to water, matters to be taken into account include:</p> <ul style="list-style-type: none"> 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.

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
<p>1. Land Use and Management Practices To promote land use practices which reduce adverse effects on coastal water quality, including:</p> <ul style="list-style-type: none"> • 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.

B5 Environmental Risk, including Natural Hazards

Table A5.4: Relevant objectives and policies of Chapter B5 of the Regional Policy Statement

B5 – Environmental Risk Including Natural Hazards
B5.1.2 Objectives
<p>1. A pattern of human settlement that:</p> <ul style="list-style-type: none"> • 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.
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.
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.

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.
B5.6.1 Objectives
1. The risk to human and environmental health from contaminated land is lowered to an acceptable level.
B5.6.2 Policies
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.
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.

B6 Freshwater

Table A5.5: Relevant objectives and policies of Chapter B6 of the Regional Policy Statement

B6 – Freshwater
B6.2.1 Objectives
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.

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.

B6.2.6 Integrated Management Policies

2. Manage the use of land and freshwater so that coastal water quality and ecosystems are maintained or improved where degraded.

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.

B7 Cultural and Historic Heritage

Table A5.6: Relevant objectives and policies of Chapter B7 of the Regional Policy Statement

B7 – Cultural and Historic Heritage	
B7.1.1 Objective	
1. 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.	
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.
14. To ensure that heritage matters are adequately assessed as part of the resource consent process.

B8 Land Management

Table A5.7: Relevant objectives and policies of Chapter B8 of the Regional Policy Statement

B8 – Land Management
B8.1.1 Objective
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.
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.

B9 Natural Resources

Table A5.8: Relevant objectives and policies of Chapter B9 of the Regional Policy Statement

B9 – Natural Resources
B9.1.1 Objective
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

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.

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.

B9.2.1 Objective

1. Maintenance or enhancement of public access to and along rivers, lakes and the coastal marine area.

B9.2.2 Policies

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.

Part C: Region Wide Provisions

This part includes regional and district provisions that apply across the region.

C2 Built Environment, Infrastructure and Energy

Table A5.9: Relevant objectives and policies of Chapter C2 of the Tairāwhiti Resource Management Plan

C2 Built Environment, Infrastructure and Energy
C2.1.3 Objectives (Infrastructure)
1. Infrastructure that enables people and communities to provide for and enhance their environmental, social, cultural and economic well-being.
2. Infrastructure that is designed, located, constructed, operated and maintained to ensure: <ul style="list-style-type: none">• A safe and healthy environment.• The efficient use of energy and resources.• Adverse effects are avoided, remedied or mitigated.
3. Infrastructure associated with subdivision, use and development be provided in an integrated and co-ordinated manner to ensure: <ul style="list-style-type: none">• Compatibility with existing infrastructure networks.• Adequate capacity for the anticipated land use.• Ongoing management and lifecycle costs are taken into account.• Unanticipated costs to the community are avoided.• The requirements of infrastructure providers are taken into account.
4. Enable and promote subdivision and development of infrastructure that: <ul style="list-style-type: none">• Allows the implementation of good urban design practice.• Allows the implementation of low impact design principles.• Reflects the environmental and social context of the location.
C2.1.4.5 Policies (Works and Services)
1. The road reserve provides a range of environmental and community functions that shall be recognised and provided for in an integrated manner, including: <ul style="list-style-type: none">• The safe and efficient movement of people, goods and services.• A corridor for network utility operators and their operations.• A space for community interaction and recreation.

- Amenity, streetscape and character values.
4. To ensure that the development and use of existing roads does not adversely affect the character of local communities or the surrounding environment.

C3 Coastal Management

Table A5.10: Relevant objectives and policies of Chapter C3 of the Tairāwhiti Resource Management Plan

C3 Coastal Management
C3.2.2 Objectives (Natural Character)
1. The natural character of the Gisborne region's Coastal Environment and wetlands, rivers, lakes, and their margins within the Coastal Environment is preserved unless such preservation is inconsistent with the purpose of the RMA.
2. The characteristics of the Coastal Environment that together form the natural character of the Coastal Environment of the Gisborne region are identified
3. Areas of the Gisborne region Coastal Environment where natural character has been adversely affected by past activities are identified. Such specifically identified areas should, where appropriate, be restored and rehabilitated.
C3.2.3 Policies
1. Consent authorities will, when any application for a plan change or resource consent in the Coastal Environment is being considered, recognise that all the coast has some degree of natural character which is required to be preserved.
2. The Council shall recognise that protecting outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna also assists in preserving the natural character of the Coastal Environment.
3. The adverse effects of activities on the integrity, functioning and resilience of natural processes and qualities should be avoided as far as practicable and, where complete avoidance is not practicable, the adverse effects shall be mitigated and provision made for remedying those effects to the extent practicable. Natural processes and qualities include: <ul style="list-style-type: none"> • Biodiversity. • Freedom of movement of biota (living organisms). • Intrinsic values. • Natural substrate composition. • Natural air and water quality. • Water quantity. • Dynamic processes and features arising from the natural movement of sediments, water and air.

4. Consent authorities will give priority to avoiding the actual or potential adverse effects of activities on the integrity and continued viability of ecological corridors important for maintaining the biodiversity and viable gene pool flow of indigenous flora and fauna.
5. Consent authorities will, when any application for a plan change or resource consent in the Coastal Environment is being considered, recognise that all the coast has some degree of natural character which is required to be preserved.
6. Where the natural character of the Coastal Environment is likely to be adversely affected by the effects of activities, the restoration and rehabilitation of natural character should be provided for where appropriate. Such provision may include financial contributions sought under section 108 of the RMA but only where such effects cannot be otherwise successfully avoided, remedied or mitigated.
7. The adverse effects of activities on areas of predominantly indigenous vegetation or the habitats of indigenous fauna in the Coastal Environment should be avoided to the extent practicable and, where this is not possible, mitigated and provision made for remedying those effects, including seeking financial contributions as a condition of any consent granted.
8. Ecosystems that are unique to the Coastal Environment and vulnerable to modification – such as estuaries, coastal wetlands, dune systems, and their margins – should be protected from the adverse effects of activities in order to preserve the natural character of the Coastal Environment.
9. Activities that adversely affect a series of ecological successional sequences in the coastal marine area should be avoided.
<p>12. Council recognises that various landforms contribute strongly to natural character because of their appearance and their often distinct geology, vegetation, wildlife and ecology. The important features are headlands, scarps, dunes and estuaries, (including beaches), terraces, bays, truncated coastal hills, islands and the sea. (These terms are explained in the introduction to this chapter.)</p> <p>Planning and consent authorities should have regard to the following when exercising powers, functions and duties when preparing plans or considering any proposal which might affect the appearance of any of these landform features:</p> <ul style="list-style-type: none"> a) Use and development should respect the natural landform characteristics of landscape features. Subdivision, use and development that cause strong visual contrasts with or modification of natural landforms are visually incongruous and should be avoided. b) Buildings, aerial utilities and services and other activities should not be visually obtrusive on the skyline when viewed from open areas, including from beaches, coastal reserves and other places accessible to the public. c) Subject to policy DP1.4(1)11F11, the visual continuity across the edge of land and sea is a sensitive aspect of all landscape features. Developments that disrupt the visual continuity should be avoided. d) Earthworks that have an adverse visual effect on the natural landform of high features such as headlands, dunes, scarps, truncated coastal hills, terraces and islands should be avoided. Where such activities are associated with maintenance of existing roads and network utilities, then adverse effects should be mitigated. e) The characteristic components of headland landforms (i.e. cliff, escarpment, rocks, remnant native vegetation) should be protected. f) The natural and dynamic visual character of dunelands, wetlands, estuaries and river mouths that comes from the integrity and functioning of natural physical processes should be protected. g) Activities that alter the landform profile of islands when viewed from the land or sea should be avoided. h) Council will seek the protection of visual corridors and cones of vision between public viewpoints and headlands. Priority will be given to protecting such corridors and cones of vision where the headlands viewed are outstanding natural features and landscapes.

- i) Restoration or rehabilitation of landscape features involving planting, or planting which arises from development, should occur in a manner that reinforces the natural pattern of the landforms.
- j) Intact or regenerating native vegetation cover on landscape features should generally be kept intact.
- k) Landscape features that have been modified should be replanted where appropriate. Preference should be given to using appropriate native species in any replanting programme.
- l) Revegetation, using indigenous species by preference and preferably of local genetic stock, should be undertaken on earthwork cuts associated with roading and access tracks.
- m) Council will generally seek to protect existing wetlands, lagoons, estuaries and river mouths in the Coastal Environment as part of the duneland ecology, and landscape. Such areas are regionally rare and vulnerable to development pressure.

C3.3.2 Objectives (ONFL)

1. Outstanding natural features and landscapes and seascapes of the Coastal Environment of the Gisborne region identified and documented using scientifically rigorous methodologies. Identified areas routinely incorporated into the Protection Management Area of this Plan.
2. Outstanding natural features and landscapes/seascapes are protected from the adverse effects of inappropriate activities.
3. The restoration and rehabilitation of outstanding natural features and landscapes and seascapes is undertaken, where appropriate, in areas where the adverse effects of past activities have destroyed or degraded those features and landscapes/seascapes.

C3.3.3 Policies

1. The areas set out in table form and marked on the maps in Schedule G7A of this Plan shall be recognised by the Council and consent authorities as areas of outstanding natural features and landscapes and those areas shall be incorporated into the Protection Management Area of this Plan and all objectives, policies and methods, including rules, set out for the Protection Management Area shall apply to them accordingly. Parts of the areas that are outside the CMA will be protected by the Tairāwhiti Plan provisions from inappropriate subdivision, use and development.
4. Planning and consent authorities shall have regard to the following when preparing plans or considering any proposal which might affect the appearance of any outstanding natural features and landscapes. (Note: For the avoidance of doubt, this Policy shall apply, and have precedence over Policy C3.2.3(12), when applications for resource consents and plan changes are being considered for subdivision, use and development within areas identified as outstanding natural features and landscapes.)
 - a) Use and development shall respect the natural landform characteristics. Subdivision, use and development that cause strong visual contrasts with, or modification of, natural landforms are visually incongruous and shall be avoided, remedied or mitigated so that those effects are no more than minor.
 - b) Buildings, aerial utilities and services and other activities shall not be visually obtrusive on the skyline when viewed from open areas including from beaches, coastal reserves and other places accessible to the public.
 - c) The visual continuity across the edge of land and sea is a sensitive aspect of all landscape features. Developments that disrupt the visual continuity shall be avoided.
 - d) Earthworks that have an adverse visual effect on the natural landform of high features such as headlands, dunes, scarps, truncated coastal hills, terraces and islands shall be avoided. Where such activities are associated with maintenance of existing roads and network utilities, then adverse effects shall be mitigated.
 - e) The characteristic components of headland landforms (i.e. cliff, escarpment, rocks and remnant native vegetation) shall be protected.

- f) The natural and dynamic visual character of dunelands, wetlands, estuaries and river mouths that comes from the integrity and functioning of natural physical processes shall be protected.
- g) Activities that alter the landform profile of islands when viewed from the land or sea shall be avoided.
- h) Council will seek the protection of visual corridors and cones of vision between public viewpoints and headlands. Priority will be given to protecting such corridors and cones of vision where the headlands viewed are outstanding natural features and landscapes.
- i) Restoration or rehabilitation of landscape features involving planting which arises from development shall occur in a manner that reinforces the natural pattern of the landforms.
- j) Intact or regenerating native vegetation cover on landscape features shall be kept intact.
- k) Landscape features that have been modified shall be replanted where appropriate. Preference shall be given to using appropriate native species in any replanting programme.
- l) Revegetation, using indigenous species by preference and preferably of local genetic stock, shall be undertaken on earthwork cuts associated with roading and access tracks.
- m) Subject to Policy DP1.4(1), the visual natural qualities of near-shore reefs, rocky outcrops, wave-cut platforms and sub-tidal habitats in the CMA shall be protected against adverse effects that may arise from uses and developments that may alter those visual characteristics. Natural qualities and characteristics are those associated with the natural features and patterns created by the physical structure of the land and biota and the pattern of the inter relationship between the land and the sea.
- n) Lighting, glare, colour and any plume that is visually discernible as the result of any discharge to air or water, that occurs as a result of subdivision, use and development in the Coastal Environment and that is incongruous with natural levels of lighting, glare, colour, or any naturally occurring plume, should as far as practicable be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the extent practicable.

C3.4.2 Objectives (Areas of significant indigenous Vegetation and habitats)

- 2. Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected from the adverse effects of inappropriate activities where protection of them better meets the purpose of the RMA.
- 3. The restoration and rehabilitation of areas of significant indigenous vegetation and significant habitats of indigenous fauna is undertaken, where appropriate, in areas where the adverse effects of past activities have destroyed or degraded them.

C3.4.3 Policies

- 2. The Council and consent authorities will give priority to avoiding the adverse effects of activities on areas of significant indigenous vegetation and significant habitats of indigenous fauna and in particular adverse effects such as the removal or poisoning of vegetation or the introduction of pest or adventive species.
- 6. Where areas of significant indigenous vegetation and significant habitats of indigenous fauna in the Coastal Environment are likely to be damaged or degraded by the adverse effects of activities, the restoration and rehabilitation of those areas should be provided for. Such provision may include financial contributions sought under Section 108 of the Resource Management Act 1991.
- 7. Consent authorities will give priority to avoiding the actual or potential adverse effects of activities on the integrity and continued viability of ecological corridors important for maintaining the biodiversity and viable gene pool flow of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

C3.5.2 Objectives (Public Access)
1. Maintenance and enhancement of existing legal public access to and along the CMA and lakes and rivers in the Coastal Environment unless conservation values, cultural values, the rights of private property owners or public safety are significantly compromised.
3. Avoidance, remediation or mitigation of the adverse effects of public access to and along the CMA and lakes and rivers in the Coastal Environment.
4. Areas in the Coastal Environment are identified where the formation of new public access opportunities is considered desirable.
5. Recognition by the public that private landowners have the right to prevent access over their land but may, when appropriate courtesies are adopted and observed, be inclined to permit public access on an informal basis
C3.5.3 Policies
1. To ensure that existing legal public access to and along the foreshore and along lakes and rivers in the Coastal Environment for which the Council is responsible is maintained or enhanced.
2. To encourage and support the maintenance of existing legal public access to and along the CMA and rivers and lakes in the Coastal Environment which is not within the Council's jurisdiction.
5. Council and consent authorities should generally oppose applications for coastal permits to occupy space in the CMA which have the effect of alienating all or part of the CMA unless such applications can be demonstrated to: <ul style="list-style-type: none"> · be essential for an activity that requires a location in the CMA; or · have benefits outweighing the adverse effects of the exclusion of public access to or across that area of the CMA.
6. To ensure consultation occurs with landowners, tangata whenua, the public and DOC regarding proposals for new public access ways in the Coastal Environment.
7. To ensure that adverse effects on cultural values, conservation values, safety, and private property arising from public access are avoided, remedied or mitigated.
10. As far as practicable, avoid the adverse effects on public access arising from the erection of structures or occupation of space in the Coastal Environment. Where complete avoidance of these adverse effects is not practicable, the adverse effects will be mitigated and provision made for remedying them, to the extent practicable.
12. Council will treat all proposals to open, enhance, restrict or close public access in the Coastal Environment which require resource consents as publicly notifiable.
C3.6.2 Objectives (Tangata Whenua)
1. To protect the special value sites of tangata whenua.
3. To maintain the integrity of the relationship of Māori with their culture, traditions, ancestral lands, and other resources.
4. To achieve occupancy and use of ancestral lands owned by Māori that is in accordance with hapu aspirations provided such use is consistent with the purpose and principles of the RMA.
C3.6.3 Policies
1. The Council and consent authorities will take into account the guarantees of rangitiratanga and its relationship with kawanatanga in resource management planning and decision-making.

2. People exercising powers, duties and functions under the RMA will recognise that each hapu has its own priorities and preference for the management of coastal resources and will respect those priorities and preferences.
3. The Council will encourage applicants for resource consents in the Coastal Environment to demonstrate that the tangata whenua have been consulted in respect of applications.
5. The Council and consent authorities shall have regard to the need to protect the mauri 16F16F 13 of coastal resources and, where necessary and appropriate, will encourage the restoration of the mauri of coastal resources.
6. The Council will, in conjunction with tangata whenua, recognise and provide for the protection of waahi tapu, other taonga and other sites/areas of special value to tangata whenua in the Coastal Environment, where these are known, and consent authorities will have particular regard for the integrity of those waahi tapu and other sites of special value to tangata whenua, in respect of proposed developments and activities that would have an adverse effect on them.
9. Consent authorities will, in respect of activities or developments which involve the discharge of contaminants into the CMA, have particular regard to Māori spiritual and cultural values and physical use of the CMA.
11. The Council will give consideration to appointing to a hearing committee considering a resource management issue where values important to Māori are being considered, a commissioner or commissioners with expertise in Māoritanga including Kawa (protocol) and kaitiakitanga. Any commissioner so appointed should have sufficient mana to address issues of sensitivity to Māori but must not be affiliated with any hapu affected by the resource consent issue or plan change under consideration.
C3.7.2 Objectives (Structures)
1. Provision is made for appropriate structures in the CMA provided that any adverse effects on the environment arising from the erection, reconstruction, placement, alteration, extension, removal or demolition of a structure are avoided as far as practicable. Where complete avoidance is not practicable, the adverse effects are mitigated and provision made for remedying those effects, to the extent practicable.
2. Appropriate structures are located and built in such a way so as to provide for the preservation and, where appropriate, enhancement of the natural character of the Gisborne Coastal Environment.
4. No reduction in the level and quality of access the public have to and along the Coastal Marine Area as a consequence of structures located in the Coastal Environment and, where appropriate, enhanced levels of access.
6. Avoidance of damage to structures from physical coastal processes or events
7. Avoidance of adverse effects on the environment, including the adverse effect of preventing the natural migration of coastal systems such as dunes and wetlands which occurs as a result of dynamic coastal processes, as a result of the placement of structures where they may interfere in the dynamic processes of the coast and as a result of changes in the rate of coastal erosion or accretion caused by structures.
9. A high level of safety associated with structures located in the Coastal Environment
10. Maintained or enhanced levels of amenity value through allowing only appropriate development in the Coastal Environment.

C3.7.3 Policies

1. To recognise that within the Coastal Environment different areas have distinct natural character and amenity value and to ensure that applications for consents for structures within the Coastal Environment include adequate measures to avoid, remedy or mitigate any adverse effects on natural character and amenity value. (Ref: C3.7.2(2), C3.2(3)).

2. To provide for the maintenance and upkeep of structures located in the Coastal Environment. To avoid, remedy or mitigate the effects of maintenance and upkeep (Ref: C3.7.2(1), C3.7.2(2)).

3. To ensure that no inappropriate proliferation or sprawl of structures within the Coastal Environment occurs by:

- Encouraging appropriate subdivision, use and development in areas that are already developed.
- Fully assessing the effects of subdivision, use and development on natural character values.
- Avoiding the cumulative effects of subdivision, use and development – particularly y in respect of adverse effects on the finite characteristics of open space (Ref: C3.7.2(2), C3.7.2(3), C3.7.2(8)).

5. Council and consent authorities should make provision for new structures in the CMA where it can reasonably be demonstrated that such structures are:

- a) Reasonably necessary to provide for the lawful exercise of any activity and no reasonably practicable alternative to the new structure in the CMA exists.
- b) Any new structure is consistent with the objectives and policies of this Plan.

Provided that adverse effects on the environment arising from the new structure are, as far as practicable, avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects to the extent practicable. When considering what is reasonably necessary to provide for the lawful exercise of any activity Council and consent authorities shall consider:

1. The extent to which the structure restricts the exercise of other lawful activities or public access into or through the area in which the structure is to be located.
2. The level of security required to ensure the safe and efficient exercise of the activity for which the structure is required. (Ref: C3.7.2(3), C3.7.2(8)).

6. To achieve efficiencies in the utilisation of existing structures within the CMA by ensuring that no new structures are allowed in the CMA while modification or addition to an existing structure or structures can be made and will achieve the purpose of the required new structure with the same or less adverse effect. (Ref: C3.7.2(2), C3.7.2(3), C3.7.2(8)).

7. To ensure that, where a structure locates in the CMA and results in adverse effects on the environment that are not able to be avoided, remedied or mitigated, the structure remains within the CMA only so long as is necessary to achieve the purpose for which it was established. This policy will be implemented in part by monitoring the exercise of resource consents and cancelling those that are not exercised for a continuous period of at least two years. To encourage the removal of structures which are obsolete, illegal or unused (Ref: C3.7.2(2), C3.7.2(3)).

9. To take a precautionary approach in assessing the effects of structures on the environment. (Ref: C3.7.2(2), C3.7.2(3)).

10. To maintain or enhance existing levels of public access to and along the coast or, where a specific reduction in public access is unavoidable, to avoid, remedy or mitigate the adverse effects of that reduction. To require all new structures, or consents for existing structures, in the CMA to provide for public access across them unless restriction is necessary:

- to protect public health or safety

- to protect Māori cultural values
- there is a specific operational requirement to exclude the public (Ref: C3.7.2(4)).

11. To ensure structures are not located on sites of cultural, conservation or historical significance as identified by this Plan, unless it can be demonstrated that the adverse effects of locating there are minor. To ensure that structures do not locate where they will adversely affect values in a Protection Management Area. (Ref: C3.7.2(5)).

13. To ensure that new structures are designed, located and managed in a way that avoids threats to them from coastal processes. Where appropriate, to ensure that the design, location and management of structures located in or adjacent to the CMA takes into account the most recent Inter-Governmental Panel on Climate Change (IPCC) “best estimate” for sea level rise (Ref: C3.7.2(6)).

14. To ensure that structures are designed, located and managed in a manner that avoids any adverse effects they might have on existing physical coastal processes as far as practicable. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the extent practicable. (Ref: C3.7.2(7)).

15. To ensure that structures located within the Coastal Environment comply fully with provisions of the Building Act, 1991.

C3.8.2 Objectives (Occupation of Space)

1. To provide for the occupation of space in the CMA where this is required to provide for an activity:

a) That has a functional need to locate in the CMA. or

b) For which there is no reasonably practicable alternative location outside the CMA after ensuring that the adverse effects arising from the activity's occupation of space in the CMA are avoided as far as practicable and, where complete avoidance is not practicable, the adverse effects are mitigated and provision is made for their remediation to the extent practicable.

2. Locations sought for the occupation of space that avoids the adverse effects of coastal hazards.

3. No new occupation of space in areas where existing occupied sites are reasonably available for the same purpose, or where the transfer of a permit to occupy space is a reasonable option.

4. The efficient use of space in the CMA.

5. There shall be no reduction in the level of access the public have to and along the CMA as a consequence of the occupation of the CMA unless there are no available measures to avoid, remedy or mitigate the adverse effects of a reduction, and the reduction is necessary.

6. Occupation of culturally or historically valuable space in the CMA which is consistent with the values of the local community, kaitiaki, or owners of those values and, where appropriate, given the principles of the Treaty of Waitangi.

C3.8.3 Policies

2. Council and consent authorities should make provision for the exclusive occupation of space in the CMA where it can be demonstrated that such exclusive occupation of space:

a) is reasonably necessary to provide for the lawful exercise of any activity and no reasonably practicable alternative to the exclusive occupation of space in the CMA exists

b) is consistent with the policies and objectives of this Plan. In the case of an application to occupy a new site in the CMA that is not a consequence of a transfer of a permit to occupy it should be demonstrated that there is no reasonable alternative to occupying the new site. When considering what is reasonably necessary to provide for the lawful exercise of any activity Council and consent authorities shall consider:

1. The extent to which the occupation of space restricts the exercise of other lawful activities or public access into or through the area sought.
2. The level of security required to ensure the safe and efficient exercise of the activity for which the exclusive occupation is sought.

4. Where appropriate, to ensure that when space is allocated in the CMA account is taken of the potential for sea level rises and to ensure that space is allocated in a way that avoids, remedies or mitigates potential threats from any coastal processes.

C3.10.2 Objectives (Discharges)

1. To maintain or, where practicable enhance the physical and cultural quality of water (including that found in aquifers) and land in the Coastal Environment.

3. Avoidance, where practicable of the adverse effects of discharges to land or water on the natural character and amenity of the Coastal Environment. Where avoidance is not practicable, adverse effects on amenity and natural character will be remedied or mitigated.

C3.10.3 Policies

8. All discharges of contaminants to water, land of the Coastal Environment shall avoid creating adverse effects on habitats, feeding grounds or ecosystems by:

- a) Not locating where locally important habitats, feeding grounds, or ecosystems are likely to be adversely affected by the contaminant.
- b) Not having physical or chemical properties such as a temperature, toxicity, pH or turbidity suspended solids which alone, or in combination with other discharge properties, is likely to cause fish mortality, a failure of fish spawning or passage, significant changes in the abundance and composition of aquatic flora and fauna in the receiving environment.

C3.14.1 Objective (Coastal Environment Overlay)

1. Protection of the quality of water, wetlands and aquatic habitats, and the preservation of the natural character associated with lakes, rivers, wetlands and their margins, and the Coastal Environment of the Gisborne District.

C3.14.2 Policies

1. To enable subdivision, use or development in the Coastal Environment which avoids adverse effects on natural heritage values as far as practicable. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations within the Coastal Environment:

- a) Avoidance of sprawling or sporadic subdivision other than the provision of papakainga housing or marae development in appropriate places in the Coastal Environment.
- b) Avoidance of the cumulative adverse effects of subdivision, use and development.
- c) Proximity to existing subdivision, use and development.
- d) Conformity with the nature and extent of existing subdivision, use and development.
- e) Size, location and nature of the activity.
- f) Effect of the activity on natural character, including the natural landform characteristics, natural vegetation cover and biodiversity.
- g) Visual contrasts between the activity and the landscape.

- h) The integrity of the natural character of the Coastal Environment and its tolerance to change.
 - i) Effect on amenity values.
 - j) Recognition that in order to achieve sustainable management given the technical and physical constraints which may be experienced by network utility operations including those associated with their scale, location, design and operation, a compromise of the natural and physical environment may occur.
2. To manage the adverse effects of activities on the health and functioning of aquatic and terrestrial wetland ecosystems including habitat, flora and fauna for the purpose of preserving the natural character of wetlands and protecting them from inappropriate subdivision, use and development. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations:
- a) Consideration of whether or not the wetland was purposely created as such.
 - b) Adverse effects associated with the timing, duration, area and location of the activity.
 - c) The adverse effects of activities that reduce or disturb vegetation and indigenous vegetation in particular, including any vegetation to be retained.
 - d) Any adverse effects of activities on water quality and aquatic ecosystems.
 - e) Any adverse effects of activities on stream bank stability.
 - f) Any measures necessary or proposed to avoid, remedy or mitigate the adverse effects of activities on significant habitat of indigenous fauna, biodiversity, amenity, access and natural character values and the natural functioning of wetland ecosystems.

C4 Cultural and Historic Heritage

Table A5.11: Relevant objectives and policies of Chapter C4 of the Tairāwhiti Resource Management Plan

C4 Cultural and Historic Heritage
C4.1.3 General Objective
1. The recognition and protection of the cultural heritage resource.
C4.1.5 Objectives (Heritage Alert Layer Overlay 1)
1. Reduction of risk of damage to archaeological sites.
2. Sustainably manage archaeological sites to ensure that adverse effects on them are avoided, remedied or mitigated.
3. Archaeological sites that are identified as significant by the community, tangata whenua and landowners should, where practicable, have a management regime prepared for them to ensure that adverse effects are avoided, remedied or mitigated.
C4.1.6 Policies (Heritage Alert Layer Overlay 1)
1. To manage subdivision, use and development to ensure that adverse effects on archaeological sites are avoided, remedied or mitigated.

2. In considering whether to require an archaeological survey for any activity in the heritage alert layer that requires land disturbance Council shall have regard to the following assessment matters:

- The nature, form and extent of the activity.
- The likelihood of damage, modification or destruction of an archaeological site taking into account:
- The nature of the existing development.
- The extent to which there has already been land disturbance.
- Results of any archaeological survey carried out by a qualified archaeologist.

3. In the event of an application to damage, modify or destroy an archaeological site the Council shall have regard to the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated:

- Alternate methods and locations available for applicants to carry out the works or activities.
- The nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site.
- The result of consultation with tangata whenua.
- The significance of the archaeological site to be assessed on the uniqueness of the site, representative nature of the site (i.e. the best example of a particular site type), its condition and the importance attached to the site by tangata whenua and the landowner.
- The findings of any archaeological assessment carried out by a qualified archaeologist. Such a report shall identify and provide an assessment of effects and proposals for avoidance or mitigation of effects, where applicable.
- The provisions of any relevant management plan, where appropriate, whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- Any conditions imposed in an authority issued under the Heritage New Zealand Pouhere Taonga Act 2014.

4. To enable development within the site-specific buffer area identified around each archaeological site where there is no adverse effect on the archaeological site.

C4.1.7 Objectives (Waahi Tapu and Waahi Tapu Areas Schedule Overlay 3)

1. Recognition and protection of waahi tapu and waahi tapu areas through close cooperation with hapu, iwi, the community and landowners.
2. Avoid, remedy or mitigate adverse effects on waahi tapu or waahi tapu areas.

C4.1.8 Policies (Waahi Tapu and Waahi Tapu Areas Schedule Overlay 3)

2. In considering whether to grant consent or impose conditions in respect of any resource consent application, designation requirement or modification of a designation affecting a waahi tapu Council shall have regard to the following assessment matters:

- The nature, form and extent of the proposed activity.
- alternative methods and locations available to carry out the works or activities.
- The result of consultation with tangata whenua.
- The effect on spiritual or cultural values.

- To ensure that where a waahi tapu is also an archaeological site, the provisions relating to archaeological sites in C4.1.6 of this chapter, also apply.

C4.1.9 Objectives (Category A, B and C – post European Contact and Central Business District Schedules Overlay 4)

3. The recognition and protection, where practicable, of the heritage resource in categories A and B of the post European contact schedule and the resource contained in the Central Business District Schedule.
4. The acknowledgement of the heritage value of the resource in Category C of the post European contact schedule while noting its limitations in respect of its condition and structural state.

C5 Environmental Risks

Table A5.12: Relevant objectives and policies of Chapter C5 of the Tairāwhiti Resource Management Plan

C5.1 Contaminated Land
C5.1.3 Objectives
1. Adverse effects of use and development of contaminated land on human health are reduced to acceptable levels or prevented.
2. Contaminated land is used and developed in a way that ensures adverse effects on the environment are avoided, remedied or mitigated.
C5.1.4 Policies
1. To ensure that contaminated land is utilised in a manner appropriate for the level and type of contamination by relying on guidelines where appropriate, to assist in decision-making with respect to management of the site.
2. When assessing applications for resource consents or plan provisions for use or development of known sites containing contaminated land, regard shall be had to the following assessment criteria as appropriate: <ol style="list-style-type: none"> a) the zone provisions of the site and any potential alternative uses for the site consistent with zone providers; b) the extent that the proposed activity may increase the risk that the contaminated land poses to the community or the environment including consideration of: level, location and type of contaminants, including the toxicity of contaminants; whether the activity will establish or increase the means of exposure between the contaminants and the community or environment. Consideration shall include assessment of the extent that activities may exacerbate the likelihood of sensitive natural resources (e.g. groundwater) being exposed to contaminants; the sensitivity of humans and the environment exposed (directly or indirectly, such as through bioaccumulation) to the contaminants; the extent the activity exacerbates the adverse effects of the contaminant on site or disperses the contaminant off site.

C6 Freshwater

Table A5.13: Relevant objectives and policies of Chapter C6 of the Tairāwhiti Resource Management Plan

C6.3 Activities in the Beds of Rivers and Lakes
C6.2.11 Policies for Fertilisers and Solid Discharges
<p>1. Discharges of solids and fertilisers to land should be managed so that freshwater objectives are met and water quality is maintained within the limits for that freshwater body or improved where degraded.</p>
<p>6. When considering applications to discharge solid or fertiliser contaminants to land or water, assessment criteria are:</p> <ul style="list-style-type: none"> a) The nature of the materials to be discharged; b) The potential for any long-term contamination or other long term or cumulative effects arising from the operation; c) Any actions planned or required in order to manage any actual or potential adverse effects of the site when it is no longer used for a solid disposal or discharge; d) Any effects of leachate and stormwater on groundwater, surface water and coastal water and whether it is maintained within the limits for the receiving waterbody; e) Any actual or potential effects of any discharges on human health or amenity and on the health and functioning of plants, animals or ecosystems; f) The mauri of the waterbody and any values placed on the site by tangata whenua; g) The values identified in a catchment plan for the receiving waterbody and any other values identified in a schedule of this Plan; h) The need for, and adequacy of, discharge monitoring systems, including: i. Upstream and downstream monitoring of contaminants from any discharge and their affects on aquatic ecosystem indicator species within any freshwater body; ii. Landfill leachate monitoring in relation to both groundwater and surface water; iii. Landfill gas monitoring; iv. Proposed measurement of the quantity and types of waste. i) Any adverse effect on values contained in areas of significant indigenous vegetation and significant habitats of indigenous fauna; j) Any relevant industry codes of practice, the implementation of which would assist in the avoiding, remedying or mitigating of adverse effects on the environment; k) The need to avoid exacerbation of any flooding risk; and l) The need for contingency plans to manage accidental or emergency discharges
C6.3.1 Policies for Structures in the Beds of Rivers and Lakes
<p>1. Structures within streams, rivers and lakes should be managed so that:</p> <ul style="list-style-type: none"> a) Sediment generation is minimised to support achieving freshwater objectives and limits. b) Where possible work within Outstanding Waterbodies shall be avoided.
<p>3. Provide for new structures and activities in streams, rivers and lakes where:</p> <ul style="list-style-type: none"> a) Fish passage for migration, recruitment and habitat range is maintained and structures are established according to best practice; b) Adverse effects on the significant habitats and migratory and breeding activities of native aquatic and terrestrial species and trout are minimised;

- c) Where only native aquatic species are found and not trout, fish passage should be designed to only allow the passage of native aquatic species;
- d) They will not hinder the recharge of groundwater aquifers.
- e) Impacts on water quality and flow are managed within the objectives and limits/targets set for the waterbody;
- f) There is no reduction in flood carrying capacity, increased flood levels, adversely altered floating debris carrying ability of the stream or river, or adverse alteration to rates of aggradation or bank erosion;
- g) There is no damage to heritage items, waahi tapu, taonga and areas of cultural significance;
- h) There is no reduction in value of the waterbody for activities such as kohinga kai harvesting or recreational use, including the protection of public access and impacts on natural character and amenity values;
- i) There is a functional need for the structure to be located in a bed of a lake, river or stream;
- j) The new structure is the most practical alternative;
- k) Adverse effects on the known habitats of threatened or at risk species are avoided;
- l) The health of waterbodies affected by the proposed activity is maintained or improved.

C6.3.4 Policies for Vegetation Clearance and Disturbance

4. Provide for vegetation clearance and planting in streams, rivers and lakes where:

- a) Adverse effects on the significant habitats and migratory and breeding activities of native aquatic and terrestrial species and trout are minimised;
- b) There is no reduction in flood carrying capacity, increased flood levels, adversely altered floating debris carrying ability of the stream or river, or adverse alteration to rates of aggradation or bank erosion;
- c) There is no damage to heritage items, waahi tapu, taonga and areas of cultural significance;
- d) There is no reduction in value of the waterbody for activities such as kohinga kai harvesting or recreational use, including the protection of public access and impacts on natural character and amenity values.

C6.4.1 Policies for Activities in and adjacent to Wetlands

1. Protect the significant values of wetlands and their margins, including the significant values of small wetlands, from the inappropriate effects of land and water use.

4. Avoid activities, including earthworks, vegetation clearance, diversion, drainage and stock access that could impact on the values of Regionally Significant Wetlands and only permit activities in other wetlands where their significant values can be protected or enhanced.

6. When assessing resource consents for activities within wetlands and their margins have regard to the following matters:

- a) The practicality of avoiding the natural wetland, including alternative locations or methods for the activity;
- b) The ecological significance of the wetland, and the actual and potential for adverse effects on the significant values of the wetland;
- c) Any Biodiversity Offsets of ecologically significant residual adverse effects through the enhancement, restoration, or creation of wetland area;
- (ca) Any proposed environmental compensation or other measures that will result in positive effects on wetland values;
- d) The magnitude and proportion of reduction in area of the wetland;
- e) The amenity values of the wetland – including, recreational, and aesthetic values;

<ul style="list-style-type: none"> f) The cultural values of the wetland; g) The degree to which the wetland provides for the continued functioning of ecological and physical processes; h) The timing of activities in accordance with Schedule G16; i) The presence of 'threatened' or 'at-risk' species; j) Effects on ecosystem services provided by the wetland such as maintaining water quality; k) Whether the activity will achieve Policy C9.3.1.2 and C9.3.1.4; and l) Whether the activity is consistent with any wetland management plan approved in accordance with Appendix H26.
7. Activities in and adjacent to natural wetlands should be managed to maintain or enhance their significant values.
C6.4.4 Policies for Riparian Areas
1. To maintain and enhance the vegetation, along the riparian management areas of the region's lakes, rivers and streams with encouragement given to indigenous planting and to promote the retirement and planting of riparian management areas where appropriate.

C7 Land Management

Table A5.14: Relevant objectives and policies of Chapter C7 of the Tairāwhiti Resource Management Plan

C7 Land Management
C7.1.3 Objectives
1. Land uses and management practices that avoid, remedy or mitigate adverse effects on the environment including adverse effects on aquatic and wetland ecosystems, biodiversity and physical resources.
C7.1.4 Policies
2. To ensure that, when land disturbance or vegetation clearance operations take place in environments susceptible to erosion, measures to achieve soil conservation and the avoidance, remediation or mitigation of adverse effects will be taken into account.
3. Regard to the following will be had when preparing plans or considering applications for plan changes or consents: <ul style="list-style-type: none"> a) the sustainable management of the land resource; b) the effects of the activity on erosion and soil conservation; c) the effects of the activity on the establishment or maintenance of ETC on LO3A land; d) the effects of the activity on the receiving environment and waterbodies; e) the effects of the activity on the aquatic environment; f) the potential of the activity to erode physical resources.

18. While consent applications are generally considered in the round, vegetation Clearance resource consent applications within the same proposal for controlled and for restricted discretionary activities in respect of distinct areas will be separately assessed, provided the effects of exercising the two consents will not overlap or have flow on effects on matters to be considered in respect of the other distinct areas, and that the factors to be taken into account are relatively unconfined. The application of Council's restricted discretion will depend upon the circumstances of each particular case.

C8 Natural Hazards

Table A5.15: Relevant objectives and policies of Chapter C8 of the Tairāwhiti Resource Management Plan

C8 Natural Hazards
C8.1.3 General Objectives
2. A community informed of the potential natural hazards of the District.
3. The protection of natural features that could lessen the impact of natural hazards.
C8.1.4 General Policies
1. In extreme hazard areas where the natural hazard cannot be avoided or mitigated new development and any related subdivision should not occur.
2. In all hazard prone areas, any new subdivision, use and development should avoid or minimise any risk of loss of life or injury or other environmental damage due to natural hazard.
4. Patterns of human settlement, development and activities should not induce or accelerate the risk of natural hazards. When assessing an application for a resource consent the effects of that application on any hazard risk shall be considered. This includes but is not limited to the following: <ul style="list-style-type: none"> a) the likelihood and effect of unrestrained material escaping and increasing potential hazard damage; b) any diversion of overland flows of floodwaters or stormwater; c) the safety of any occupants of buildings and evacuation procedures; d) potential flood conditions, including silt deposition, at the site; e) site topography and location of the building; f) likelihood of increased erosion elsewhere; g) stormwater collection and disposal systems should be designed to mitigate any adverse effects on the stormwater system or avoid an increase in the risk or severity of flooding or land instability; h) other measures in place to reduce the potential effects of the proposed buildings or site development on the movement of floodwater; i) extent to which natural buffers exist and are adversely affected.

C8.2.2 Policies for Flood Hazards

3. When designing and carrying out earthworks or roadworks any adverse effects resulting from the diversion of floodwater should be avoided, remedied or mitigated.

C8.5.3 Coastal Hazard Objectives

2. New subdivision, use, and development and human settlement patterns in the Coastal Environment which:

- a) Maximise personal safety from natural hazards.
- b) Ensures that property and community infrastructure is less at risk of loss or damage from natural hazards.
- c) Does not accelerate or worsen or cause transfer of adverse effects of natural hazards on the environment.
- d) Preserves the natural character of the Coastal Environment and protects the amenity values and quality of the Coastal Environment from any adverse effect arising from activities undertaken in response to natural hazards.

4. Agencies and members of the general public are aware of areas of the coast identified as being areas subject to natural hazards and appreciate the dangers associated with subdivision, use, and development in those areas

5. Natural features, such as dune systems and estuaries, and physical processes are maintained or enhanced in order to maintain natural buffers against natural hazards which occur in the Coastal Environment.

C8.5.4 Coastal Hazard Policies – Regional Plan and Regional Coastal Plan

8. When considering an application for a resource consent, the Council or Consent Authorities shall require a developer to undertake either a Coastal Hazard Overlay or ASCH assessment in areas where no ASCH assessment has been made but subdivision, use, or development is proposed.

9. Where subdivision, use, and development is proposed within an ASCH, Council may require the developer to have a full Coastal Hazard Overlay assessment prepared as part of any information requirement or environmental assessment for a resource consent application.

C8.5.5 Coastal Hazard Policies – Regional Plan and District Plan

1. Where subdivision use and development are proposed in an area identified as an Area Sensitive to Coastal Hazard (ASCH), the Council shall take into account the nature of the coastal hazards identified and the interaction with the type of use or development; including any subsequent use or development permitted as a result of the resource consent application or designation requirement. In exercising its powers on any subdivision consent, resource consent or building consent the Council shall take into account the information contained in the ASCH database. It may require further more detailed information, including the preparation of full Coastal Hazard Assessments as described in the Regional Coastal Environment Plan. It may require the effects of the hazard to be avoided, remedied or mitigated or decline the application.

C9 Natural Heritage

Table A5.16: Relevant objectives and policies of Chapter C9 of the Tairāwhiti Resource Management Plan

C9. Natural Heritage
C9.1.3 Objectives
1. The maintenance and, where appropriate, enhancement of the abundance, distribution range and diversity of the Gisborne district's indigenous flora and fauna.
2. Protection of areas of significant indigenous vegetation, significant habitats and outstanding natural features and landscapes.
3. Protection of the quality of water, wetlands and aquatic habitats, and the preservation of the natural character associated with lakes, rivers, wetlands and their margins.
C9.1.4 Policies
<p>1. To provide for protection management of areas of significant indigenous vegetation and significant habitats of indigenous fauna; particularly those poorly represented within ecological districts and those that are rare or threatened. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations that may affect Protection Management Areas:</p> <ul style="list-style-type: none"> a) the location of the area; in particular, where associated with dunelands, estuaries or freshwater wetlands; or where part of a succession of natural habitats; b) the size and shape, to encourage the creation of large Protection Management Areas where appropriate; c) the extent and composition of indigenous vegetation, the naturalness, diversity and any pattern within the area, recognising the ecosystems located across a succession of natural habitats (such as riparian areas, foreshores, soil gradients and coast-to-mountain forest sequences), or in areas which experience occasional stress events (such as seasonal wetlands, slip faces, exposed headlands) are likely to be more diverse than elsewhere; d) the presence of threatened indigenous species or species unique to the district, and the importance of breeding, feeding, roosting or loafing areas used by threatened indigenous fauna on a regular or annual basis; e) the long term viability of the area, including the level of disturbance within the area, pest impact, or threats, existing or proposed protection measures with particular regard to covenants or other mechanisms which ensure the long term protection of natural values including significant indigenous vegetation or habitat. f) the use of buffering (preferably indigenous) within the Protection Management Area boundary in the establishment of Protection Management Areas; g) the rarity, distinctiveness or representativeness of the site in regard to its vegetation, soil type and landform combination in national, regional and local ecological contexts. Particular regard should be had to ensuring that provision is made for the protection of ecosystems that are under-represented at a local (ecological district) level from the adverse effects of inappropriate subdivision, use and development; and h) the condition of the site compared to others in the district, with particular consideration to the protection of advanced primary and secondary indigenous forest species on Rural Productive Zone land; i) the extent to which the site makes up part of an ecological corridor.

2. To protect, through the maintenance or enhancement of, the biodiversity of indigenous flora and fauna throughout the Gisborne district. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations affecting natural heritage values not specifically provided for in Natural Heritage Overlays:

- a) the location of the area, particularly where associated with natural heritage values specifically considered in Policy C9.1.4(1) (such as ecological corridors); and
- b) the extent and composition of indigenous vegetation; the naturalness, diversity and any pattern within the area, recognising that ecosystems located across a succession of natural habitats (such as riparian areas, foreshores, soil gradients and coast-to-mountain forest sequences), or in areas which experience occasional stress events (such as seasonal wetlands slip faces, exposed headlands) are likely to be more diverse than elsewhere; and
- c) the presence of threatened indigenous species or species endemic to the district; and
- d) the importance of breeding, feeding, roosting or loafing areas used by threatened indigenous fauna on a regular or annual basis; and
- e) rarity, distinctiveness or representativeness of the site in regard to its fauna, vegetation, soil type and landform combination, in national, regional and local ecological contexts. Particular regard should be had to ensuring that provision is made for the protection of ecosystems that are under-represented at a local (ecological district) level from the adverse effects of inappropriate subdivision, use and development, with particular consideration given to the protection of primary and advanced secondary indigenous forest species on Rural Productive Zone land; and
- f) the condition and long term viability of the area, including the level of disturbance within the site, pest impact, threats, existing or proposed protection measures, with particular regard to covenants or other mechanisms which ensure the long term protection of natural values including significant indigenous vegetation or habitat; and
- g) encouraging the restoration and rehabilitation of degraded land through revegetation, using genetically suitable indigenous flora where appropriate, having regard when undertaking such planting to the habitat requirements of indigenous fauna, and giving priority to the rehabilitation of indigenous habitats found on class LUC class I, II and III land; and
- h) the protection for buffer areas (preferably indigenous) to mitigate adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna.

3. To avoid, remedy or mitigate the adverse effects of activities on riparian areas and aquatic ecosystems including aquatic habitat, flora and fauna. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations affecting areas within the Riparian Management Area:

- a) the adverse effects of activities that reduce or disturb riparian vegetation and indigenous riparian vegetation in particular; and
- b) assessing options for the management of the entire catchment before targeting land use controls or management devices to any shingle water body; and
- c) encouraging the management of the margins of lakes, rivers and wetlands to provide for the health of aquatic ecosystems including habitat, flora and fauna and for amenity, access, terrestrial habitat and natural character values and for the natural functioning of riparian ecosystems; and
- d) avoiding, remedying or mitigating the adverse in-stream effects of activities that accelerate soil, water or nutrient run-off from land, increase directly or indirectly in-stream water temperatures, decrease levels of dissolved oxygen, or increase the concentration of toxic chemicals within waterbodies; and
- e) encouraging the establishment of tall woody vegetation with an extensive strong root network, on unstable land near waterways as soon as is practicable where no indigenous vegetation already exists.

4. To avoid, remedy or mitigate the adverse effects of activities on areas of outstanding landscape. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations within Outstanding Landscape Areas:

- a) effect of the activity on the natural landform characteristics;
- b) visual contrasts between the activity and the landscape;
- c) effect of the activity on the skyline or prominent ridge;
- d) effect of the activity on the natural vegetation cover;
- e) existing protection mechanisms;
- f) recognition that in order to achieve sustainable management given the technical and physical constraints which may be experienced by network utility operations including those associated with their scale, location, design and operation, a compromise of the natural and physical environment may occur.

5. To avoid, remedy or mitigate the effects of inappropriate subdivision, use and development on prominent ridges of the Coastal Environment or prominent ridges of the Gisborne urban area. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations within the Coastal Environment:

- a) the integrity of the landscape and its tolerance to change;
- b) effect of the activity on the natural landform characteristics;
- c) visual contrasts between the activity and the landscape;
- d) effect of the activity on the skyline or prominent ridge;
- e) effect of the activity on the natural vegetation cover;
- f) recognition that in order to achieve sustainable management given the technical and physical constraints which may be experienced by network utility operations including those associated with their scale, location, design and operation, a compromise of the natural and physical environment may occur.

6. To manage the adverse effects of activities on the health and functioning of aquatic and terrestrial ecosystems including habitat, flora and fauna for the purpose of preserving the natural character of wetlands and protecting them from inappropriate subdivision, use and development. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations:

- a) consideration of whether or not the wetland was purposely created as such.
- b) adverse effects associated with the timing, duration, area and location of the activity.
- c) the adverse effects of activities that reduce or disturb vegetation and indigenous vegetation in particular, including any vegetation to be retained.
- d) any adverse effects of activities on water quality and aquatic ecosystems.
- e) any adverse effects of activities on stream bank stability.
- f) any measures necessary or proposed to avoid, remedy or mitigate the adverse effects of activities on significant habitat of indigenous fauna, biodiversity, amenity, access and natural character values and the natural functioning of wetland ecosystems.

7. To consider negotiating an agreement with landowners to provide public access to significant natural heritage areas. The creation of an access may be appropriate where land being subdivided includes, adjoins or can provide enhanced public access to a:

- a) strategically important water body
- b) significant heritage feature
- c) protected area compatible with public access

d) significant wetland.
C9.2.3 Objectives
1. Preservation of the natural character and protection of the riparian areas of lakes, rivers and the coast where appropriate.
2. The maintenance and enhancement of public access and recreation activity to and along the margins of rivers, lakes and the CMA that is compatible with conservation values.
3. Management of the riparian areas of rivers, lakes and CMA that promotes the avoidance, remedying and mitigating of adverse effects of land use on water quality.
C9.2.4 Policies
1. To provide for the preservation of the natural character of the margins of the district's rivers, lakes and the coastal environment and for the protection of the ecological and amenity values from inappropriate subdivision, use and development.

C11 General Controls

Table A5.17: Relevant objectives and policies of Chapter C11 of the Tairāwhiti Resource Management Plan

C11.1 Signs
C11.1.3 Objectives
1. Effective signage which does not compromise the safety and efficiency of the road transport network.
2. Signage that maintains or enhances the amenity values and heritage values of the environment in which such signage is located.
C11.1.4 Policies
1. Manage the design, content and location of signage to ensure that signs do not either singularly or cumulatively restrict drivers' visibility, cause distraction, obstruct the pedestrian or vehicular traffic flows or adversely affect public safety.
3. Ensure that signs are maintained and designed in a professional manner.
4. Ensure that signage will not adversely affect amenity values, natural heritage values and cultural heritage values of the area in which it is located, specifically: Residential and Reserve Zones a) The intensity and scale of signage in residential zones should be limited so as not to detract from the domestic quality of the environment. Signs associated with non-residential activities in Residential zones should not detract from residential character. Rural Zones a) Signage in areas with natural heritage values, cultural heritage values or scenic significance should be limited and shall be of a scale, intensity and design that respects the values of the environment. b) The intensity and scale of signs should not detract from rural character.

Heritage Items listed in Schedule G4 or G5

a) The location, intensity, design and content of signs attached to and in close proximity to heritage items should not detract from the heritage values of these items.

5. Enable the erection of signs that provide community information, including:

a) matters of public health and safety;

b) the location of destinations, routes, distances and public facilities and the names of settlements, streets and features;

c) site characteristics or features of historical, cultural, spiritual, aesthetic, environmental, scenic or scientific significance;

d) recreation and access values and regulations.

6. Enable temporary erection of signs that do not adversely affect public safety, health or access, but may not otherwise comply with the rules of this Plan, to meet the social, cultural or economic needs of the community.

C11.2.4 Objectives for Noise and Vibrations

1. To enable noise and vibration at levels which do not have an adverse effect on human health.

C11.2.5 Policies for Noise including Vibrations

1. To ensure that noise emissions are contained at levels or in locations in a manner which provides for the health and safety of individuals and the community.

2. To maintain noise at limits that reflect the amenity values and character associated with the locality in which the noise is having an effect.

3. To maintain the character and amenity values of the rural zones with respect to noise, without unduly restricting farming activities. Noise limits for noise received by occupants of rural dwellings will be set to avoid restrictions on farming activities, where such farming activities adopt the best practicable option.

4. In assessing applications for resource consents in respect of noise, requirements for designations or modification to designations to exceed noise standards, consideration shall be given to the following factors:

a) the impact the noise will have on individuals and communities' health and safety, in particular the effects of night time sleep interference such as through awakening by startle effect, difficulty getting to sleep or disturbed sleep patterns

b) the character and amenity of the areas which will be affected by noise emissions, and the appropriateness of the noise for that area;

c) in the case of reserves, any Reserve Management Plan which is developed for the reserve;

d) the extent that the characteristics of noise emitted contribute to the adverse effects of emission such as: the level of noise, the duration, number and timing of events throughout the 24 hour day or over a year when the noise limit is exceeded, the characteristics of the location in which noise will impact including the background noise levels in this area (L95) and stipulated standards for noise in the Plan, noise characteristics – including but not limited to – the frequency, tone, impulse and spectrum of noise, the cumulative effect that the noise has on background (L95) of the area.

C11.2.12 Objectives for Noise in the Coastal Environment

1. No interference with the peace, comfort or convenience of people in the Coastal Environment as a consequence of noise emanating from the CMA.

3. The avoidance of the effects of noise on sensitive ecosystems.

C11.2.13 Policies for Noise in the Coastal Environment

1. To ensure that activities located within the CMA do not create noise emissions which exceed standards set landward of the Mean High Water Spring mark.
4. Where noise may disrupt or have an adverse effect on significant habitats of indigenous fauna to require adequate measures be taken to avoid the adverse effect.
5. Noise Levels in the CMA shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS6801:1991 "Measurement of Sound" and NZS6802:1991 "Assessment of Environmental Sound".
6. Construction noise arising from any activity in the CMA shall meet the limits recommended in, and be measured and assessed in accordance with, New Zealand Standard NZS6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

Part D: Area Based Provisions

This part includes regional and district provisions that apply to particular management areas in the coastal environment, freshwater catchments, or zones (land based).

DC1 & 2: Coastal

Table A5.18: Relevant objectives and policies of Chapter DC1 and 2 of the Tairāwhiti Resource Management Plan

DC1 Significant Values Coastal Management Area
DC1.3 Objectives
1. The preservation of the natural character of the coastal environment and the protection of the coastal environment from inappropriate subdivision, use and development by protecting sites of significant ecological, cultural, historic, scientific, scenic and amenity value and sites where there is a high degree of natural character.
2. To allow for subdivision, use and development in Significant Values Coastal Management Areas where such subdivision, use and development does not have adverse effects on the values that contribute to the area's special values and natural character.
DC1.4 Policies
1. In the exercise of any function, power or duty under the Act, the Council and consent authorities will give priority to avoiding adverse effects on the values associated with an area within any Significant Values Coastal Management Area when considering the subdivision, use, development and protection of the Gisborne district's coastal environment.
DC2 General Coastal Management Area
DC2.3 Objectives
1. Appropriate and sustainable subdivision, use, development and protection of the coastal environment in the General Management Area.
2. The maintenance and enhancement of the quality and integrity of the coastal environment.
3. Low level of environmental risk in decision-making.
DC2.4 Policies
1. Gisborne District Council will ensure that people wishing to use, develop or protect the coastal environment in the General Management Area provide information concerning the adverse effects of their proposal on the environment.
4. Gisborne District Council, recognising that there is a lack of knowledge about coastal processes and ecosystems in the General Management Area, shall adopt and require consent authorities to adopt a precautionary approach to decision-making in the General Management Area.

D4: Rural Zones

Table A5.19: Relevant objectives and policies of Chapter D4 of the Tairāwhiti Resource Management Plan

DD4 Rural Zone
DD4.3.1 Objectives
1. Enable subdivision, use and development in all rural zones provided that adverse environmental effects can be avoided, remedied or mitigated.
2. Maintain rural amenity values.
5. Locate structures and plant trees in such a manner as not to cause adverse environmental effects across property boundaries.
DD4.4.1 Policies
<p>1. When preparing plans or considering applications for plan changes, resource consents or designations in all rural zones regard shall be given to the following general policy as well as any specific policy relating to the zone:</p> <ul style="list-style-type: none"> a) effect of the activity on the natural landform characteristics; b) effect on significant indigenous vegetation and significant habitats of indigenous fauna with particular references to C9 – Natural Heritage; c) effect on biodiversity, water quality, land stability and erosion with reference to C9 – Natural Heritage and C7 – Land Management; d) the location, scale and nature of the proposed activity and its effect on the balance of the land and on adjoining properties; e) alternative methods and locations available to carry out the works or activities; f) physical constraints to the site such as separation by rivers or roads, site configuration and layout; g) any adverse effect that the activity may have on existing rural activities; h) the shape, size and location of lots to be subdivided and any adverse effects they may have on amenity values; i) whether covenants, buffer zones or separation distances between activities would assist in mitigating adverse environmental effects.
<p>2. To manage the effects of land use in rural zones which may not be of a rural nature by ensuring that the amenity values of the rural environment and surrounding properties are maintained with particular regard to:</p> <ul style="list-style-type: none"> a) traffic generation whereby: <ul style="list-style-type: none"> i. the level of traffic generated by the activity must be able to be accommodated without compromising the safety of traffic and residents on the district's roads; ii. given the nature of adjacent roads that all entry, exit and manoeuvring of vehicles onto a public road can be conducted safely; iii. adequate on-site manoeuvring areas are provided for all developments; b) noise; c) visual impact ensuring that:

- i. to manage the effects of land use in rural zones which may not be of a rural nature the scale of the structure is appropriate for the use and the environment in which it is located;
- ii. activities are of an appropriate scale and intensity for the area in which they are located;
- iii. structures, areas and activities visible from public places are screened;
- iv. the type of construction materials are not inappropriate to the environment in which they are located.

D5: Reserve Zones

Table A5.20: Relevant objectives and policies of Chapter D5 of the Tairāwhiti Resource Management Plan

D5 Reserve Zones
DD5.3 Objectives
2. Development and use of reserve land that does not create adverse effects on the reserve or surrounding environment.
DD5.4 Policies
1. To enable community well-being by making reserve land available in order to maintain and enhance: <ul style="list-style-type: none"> a) residential and district amenity b) present and future recreation opportunity c) public access d) conservation and landscape values e) and protect the environmental, cultural, visual and/or historical significance of reserves.
4. To protect significant indigenous and exotic trees, areas of bush and other significant areas of indigenous vegetation, significant habitats of indigenous fauna, ecological value, natural character or significant landforms within reserves.
5. To maintain and enhance access to and along the margins of the district's rivers, lakes and coastline.
6. To ensure that recreational activities that use the river and coastal margins do not create adverse effects – such as diminished natural value or increased bank instability or inhibit access to the margins.
7. Particular attention should be given to the following matters when assessing applications for consents to conduct activities on reserves: <ul style="list-style-type: none"> a) the existing character and amenity of the reserve and the locality in which the site is set b) the location and design (including colour) of any proposed structure on the reserve itself c) the effect of the proposed activity regarding daylight and shading on adjoining properties and the reserve itself d) the effects of traffic flow to and from the reserve site and the locality in which the reserve is set

e) access points onto the reserve

f) any historical, conservation, ecological, archaeological or waahi tapu values associated with the reserve

g) design and location in terms of enabling people to provide for their safety either at the reserve or on adjoining properties.