

Appendix 5 – RPS Objectives and Policies Assessment

Regional Policy Statement	Assessment
Chapter B2	
B2.2 Urban Growth and form	
B2.2.1 Objectives (1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A). (3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth. (4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages (5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure. B2.2.2 Policies (1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.	Refer section 6.3.1 of the section 32 Report.

Regional Policy Statement	Assessment
(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.	
(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.	
(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure; and (d) follow the structure plan guidelines as set out in Appendix 1.	
B2.5 Commercial and industrial growth	
B2.5.1. Objectives	Refer section 6.3.1 of the section 32 Report.
(1) Employment and commercial and industrial opportunities meet current and future demands.	
(3) Industrial growth and activities are enabled in a manner that does all of the following: (a) promotes economic development; (b) promotes the efficient use of buildings, land and infrastructure in industrial zones; (c) manages conflicts between incompatible activities; (d) recognises the particular locational requirements of some industries; and (e) enables the development and use of Mana Whenua’s resources for their economic well-being.	
B2.5.2 Policies	

Regional Policy Statement	Assessment
(7) Enable the supply of land for industrial activities, in particular for land-extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.	
(8) Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure.	
(9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following: (a) limiting the scale and type of non-industrial activities on land zoned for light industry; (b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and (c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration	
(10) Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones.	
Chapter B3	
B3.2 Infrastructure	
<u>B3.2.1. Objectives</u> (5) Infrastructure planning and land use planning are integrated to service growth efficiently. (8) The adverse effects of infrastructure are avoided, remedied or mitigated.	As set out in the Civil Engineering Report included at Appendix 11 of the section 32 report, infrastructure solutions are available to service future redevelopment. This includes either three waters servicing through the reticulated network or interim on-site servicing.
B3.2.2. Policies Provision of infrastructure (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.	

Regional Policy Statement	Assessment
B3.3 Transport	
B3.3.1. Objectives (1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.	It is considered that the proposed Plan Change will enable the development of light industrial activities in a strategic location, which will: • By being located in close proximity to the existing roading and State Highway network, existing and planned residential areas, and planned public transport, support the movement of people, goods, and services; • By enabling industrial development and employment opportunities in close proximity to existing and planned transport infrastructure, contribute to supporting a quality compact urban form; • Enable growth within a highly accessible location; and • Facilitate mode choice.
B3.3.2. Policies <i>Managing transport infrastructure</i> (1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system. <i>Integration of subdivision, use and development with transport</i> (5) Improve the integration of land use and transport by: (a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth; (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods; (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;	It is considered that the proposed Plan Change will: • By locating employment opportunities in close proximity to residential areas and public transport, encourage land use development that reduces the rate of growth in demand for private vehicle trips, including during peak periods; • Ensure that trip generations associated with future development at this location can be efficiently served by public transport and active modes; and • A set out in the ITA included at Appendix 9 of the section 32 report, enable the effective, efficient and safe operation and maintenance of the surrounding transport network.

Regional Policy Statement	Assessment
(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and (f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.	
Chapter B6 Mana Whenua	
B6.3 Recognising Mana Whenua values	
B6.3.1 Objectives (1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision-making.	Engagement has been undertaken with all Mana Whenua groups with known customary interests in the Plan Change area. The consultation report included at Appendix 22 details the results of this engagement to date.
B6.3.2 Policies (1) Enable Mana Whenua to identify their values associated with all of the following: (a) ancestral lands, water, air, sites, wāhi tapu, and other taonga; (b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values; (c) biodiversity; (d) historic heritage places and areas; and (e) air, geothermal and coastal resources.	Cultural Values Assessments have been received by Ngāti Tamaoho, Ngaati Te Ata Waiohua, and Te Ākitai Waiohua, and the proposed precinct provisions have been developed with input from these Mana Whenua.
B7 Natural Resources	
B7.2 Indigenous Biodiversity	
B7.2.1 Objectives (1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development. (2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.	The proposed Plan Change is predominantly held in pasture, and key terrestrial biodiversity values are associated with the potential fauna habitats within or connected with the Oiroa Stream riparian vegetation. It is considered that the proposed Plan change will maintain indigenous biodiversity through restoration and enhancement opportunities within the riparian margins, as set out in the proposed precinct provisions.

Regional Policy Statement	Assessment
	Furthermore, The ecological assessment included at Appendix 10 to the section 32 report does not identify any existing vegetation that would qualify as threatened or at risk, and there are also no Significant Ecological Area Overlays ('SEAs') within the Plan Change area.
B7.3 Freshwater systems	
B7.3.1 Objectives (1) Degraded freshwater systems are enhanced.	The Stormwater Management Plan ('SMP') prepared to support this Plan Change application (included at Appendix 8 to the section 32 report) demonstrates that mitigation measures can be put in place to manage any adverse effects of rezoning and developing the Plan Change area on the freshwater systems. The stormwater quality provisions included within Chapter E9 of the AUP will apply within the Plan Change area. Additionally, the Stormwater Management Area Flow 1 Control is proposed to apply to the areas of the site which will discharge to stream receiving environments. This will ensure that there are rules in place to manage the stormwater runoff quality from new impervious areas that have the potential to adversely affect waterways. The proposed riparian planting standard will also assist with improving water quality.
(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.	
B7.3.2 Policies <i>Integrated management of land use and freshwater systems</i> (1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification; (b) ensuring catchment management plans form part of the structure planning process; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and (d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.	
B7.4 Coastal water, freshwater and geothermal water	
B7.4.1 Objectives (5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.	As above.
B7.4.2 Policies <i>Integrated Management</i>	

Regional Policy Statement	Assessment
(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and (b) requiring catchment management planning as part of structure planning; (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.	
<i>Stormwater management</i> (9) Manage stormwater by all of the following: (a) requiring subdivision, use and development to: (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network	
Chapter B10	
B10.2 Natural hazards and climate change	
B10.2.1. Objectives	
(1) Communities are more resilient to natural hazards and the effects of climate change.	Technical assessments of natural hazard risks have been undertaken to support the proposed Plan Change. This includes flood modelling and geotechnical investigations, as set out at Section 7 of the section 32 Report.
(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.	It is considered that the land conditions within the proposed urban areas are generally suitable for urban development and can be appropriately managed

Regional Policy Statement	Assessment
(4) The effects of climate change on natural hazards, including effects on sea level rise and on the frequency and severity of storm events, is recognised and provided for.	through the resource consent process. Further, the standard provisions in Chapter E36 of the AUP would apply to any development within identified flood plains and/or overland flow paths, which would sufficiently manage the effects of potential development in these areas.
(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.	
(6) The conveyance function of overland flow paths is maintained.	
B10.2.2. Policies	
<i>Identification and risk assessment</i>	
(2) Undertake natural hazard identification and risk assessments as part of structure planning.	
(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:	
(a) the type and severity of potential events, including the occurrence natural hazard events in combination;	
(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and	
(c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.	
<i>Management approaches</i>	
(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.	
(10) Encourage redevelopment on land subject to natural hazards to reduce existing risks and ensure no new risks are created by using a range of measures such as any of the following:	
(a) the design and placement of buildings and structures;	
(b) managing activities to increase their resilience to hazard events; or	

Regional Policy Statement	Assessment
(c) change of use to a less vulnerable activity.	
10.4 Land – contaminated	
B10.4.1 Objective (1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.	A Preliminary Site Investigation ('PSI') has been undertaken for the Plan Change area and is included at Appendix 16 of the section 32 Report. The PSI confirms that levels of contamination in some locations may exceed the criteria under the AUP such that resource consents would be required at the time of development. Resource consent requirements under the NES and AUP would ensure that a Site Management Plan is prepared at the time of resource consent to demonstrate how the works will be managed to ensure that any land disturbance and urban use of the land avoid and mitigate adverse effects on the environment and human health. Overall, it is considered that the potential adverse effects of land contamination associated with land disturbance and the change of use of the site can be appropriately managed in the future
B10.4.2 Policies (3) Manage or remediate land that is contaminated where: (a) the level of contamination renders the land unsuitable for its existing or proposed use; or (b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or (c) development or subdivision of land is proposed.	