



**Western
Bay of Plenty**
District Council

Appendix 14 – Regional Policy Statement Objectives & Policies Assessment



Bay of Plenty Regional Policy Statement Objective & Policy Assessment

Natural Hazards (Ōmokoroa Stage 3 and Seddon Street Te Puke)

<p>Objective 31 Avoidance or mitigation of natural hazards by managing risk for people's safety and the protection of property and lifeline utilities</p> <p>[Note also refer to assessment against Method 18 (ha): Structure plans for land use changes].</p>		
Policy		Response
Policy NH 1B: Taking a risk management approach	✓	<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>A risk management approach has been taken.</p>
Policy NH 2B: Classifying risk		<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>Natural hazard risk has been classified by following the steps in Appendix L of the RPS.</p>
<p>Policy NH 3B: Natural hazard risk outcomes</p> <p>And</p> <p>Policy NH4B: Managing natural hazard risk of land subject to urban development</p>	✓	<p><u>Ōmokoroa Stage 3</u></p> <p>The development site includes not only the areas of the structure plan which are being developed but also the balance of the land within the structure plan which is not being developed i.e. the gullies. Therefore, the risk assessment applies to the identification of natural hazards (natural hazard assessment areas) within the entire development site / structure plan area including the areas development and gullies.</p> <p>Following the completion of the risk assessment for each of the natural hazard assessment areas, the outcome is that the</p>

	<p>structure plan will achieve low risk for buildings, lifelines and health and safety with respect to all identified natural hazard assessment areas. This results in a low natural hazard risk overall for the development of the structure plan.</p> <p>The risk assessment is contained in three separate Tonkin + Taylor reports relating to liquefaction, land instability (landslide) and flooding (along with other hazards). A summary of the Tonkin + Taylor natural hazards risk assessment is provided under the headings below along with additional commentary on existing or proposed District Plan rules as required.</p> <p>Liquefaction</p> <p>As part of this risk assessment, Tonkin + Taylor also completed the susceptibility mapping. This generally shows that “liquefaction damage is unlikely” within the areas of development and that “liquefaction damage is possible” within the gullies (where development is to be avoided).</p> <p>Low risk can be achieved for buildings. This is subject to avoiding development in the gullies and requiring geotechnical assessments to address liquefaction risk at time of subdivision and development in other areas.</p> <p>Low risk can be achieved for lifelines and utilities. This is provided that lifelines and utilities are appropriately located and designed. This includes avoiding areas where moderate-severe liquefaction is possible, using ground improvement techniques,</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>designing utilities to be readily repairable, using ductile materials for pipe networks and ensuring utility connections take into account how buildings may shift relative to the surrounding ground.</p> <p>Low risk is achieved for health and safety. There are no suggested mitigation measures.</p> <p>The Plan Change proposes new liquefaction provisions in Section 8 – Natural Hazards for both subdivision and land use to achieve low natural hazard risk within Ōmokoroa Stage 3. The provisions include specific requirements to obtain resource consent, provide information and to use a suitably qualified geotechnical expert to complete liquefaction assessments and propose required risk reduction measures.</p> <p>Land Instability / Landslide</p> <p>As part of this risk assessment, Tonkin + Taylor also completed the high level mapping exercise for rainfall induced land instability (landslide). The hazard susceptibility area is confined to the gullies and adjoining land within close proximity.</p> <p>Low risk is achieved for buildings. This is because the hazard susceptibility area only covers a small portion of the structure plan area and therefore the number of buildings to be functionality compromised (even if all buildings were functionally compromised) would be sufficiently low. The hazard is also localised and unlikely to occur over the full hazard susceptibility area at the same time, meaning the risk would be further reduced.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>The Tonkin + Taylor report does not assess the level of risk for lifelines or for health and safety. However, low risk will be achieved for both.</p> <p>The existing provisions of Section 12 – Subdivision and Development require building sites to be free from slippage. The Plan Change is proposing a new Section 14A Ōmokoroa and Te Puke Medium Density Residential which would require resource consent for all subdivision and any development of four or more dwellings, allowing geotechnical issues to be investigated. The Plan Change is also proposing a new Natural Open Space Zone which would avoid residential development within Ōmokoroa Stage 3’s gully systems.</p> <p>Flooding</p> <p>Tonkin + Taylor’s risk assessment was based on the susceptibility maps prepared by BECA.</p> <p>Low risk can be achieved for buildings. This is based on meeting the regulatory controls of the NZ Building Code, in which case, no buildings are predicted to be functionally compromised in the 2% AEP (1 in 50 Year) and 1% AEP (1 in 100 year) events and only 0.5% of buildings are predicted to be functionally compromised in a 0.2% (1 in 500 year event). There is potential to further reduce risk at design stage by establishing easements for overland flowpaths or locating these within road corridors and by removing areas of ponding.</p> <p>Further to Tonkin & Taylor’s assessment, the District Plan also requires minimum floor levels</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>to be imposed (with freeboard of 500mm for dwellings, 300mm for commercial buildings and 200m for sheds/garages). The District Plan also already requires an assessment of effects on ponding and flowpaths.</p> <p>The Tonkin + Taylor report does not assess the level of risk for lifelines or for health and safety. However, low risk will be achieved for both.</p> <p>Lifelines and utilities are to be avoided within the gullies which is primarily where the flooding hazard is identified. There is potential to further reduce risk by avoiding lifelines within other areas where flooding is identified.</p> <p>In terms of health and safety, no deaths or injuries would occur from flooding in the 2% AEP (1 in 50 year) or 1% AEP (1 in 100 year) events given no buildings would be functionally compromised. Also, no deaths or injuries would be expected from a 0.2% AEP (1 in 500 year) event where only 0.5% of buildings are expected to be functionally compromised.</p> <p>Existing provisions of Section 8 – Natural Hazards which would apply to the new floodable areas in Ōmokoroa Stage 3 would require minimum floor levels to be imposed (with freeboard of 500mm for dwellings, 300mm for commercial buildings and 200m for sheds/garages). This Section also requires an assessment of effects on ponding and flowpaths for buildings and earthworks. These would further ensure low risk.</p> <p>Other natural hazards</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>Susceptibility mapping was also carried out for coastal erosion (Tonkin + Taylor), coastal inundation (NIWA), tsunami (e-Coast) and active faults (GNS Science).</p> <p>Tonkin + Taylor highlight that these hazards do not affect the areas of proposed development within the development site. As a result, no risk assessment has been undertaken.</p> <p>However, the development site includes the gullies and because coastal inundation and tsunami are identified within these gullies, a risk assessment is needed for these hazards. Low risk would be achieved for buildings, lifelines and health and safety with respect to all of these natural hazards as development is not provided for within areas subject to these natural hazards. A natural open space zone has been created in these areas to preclude development and manage stormwater and coastal inundation.</p> <p>No active faults were identified within the structure plan area.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>See the report entitled "Natural Hazards Risk Assessment for Seddon Street Development, Te Puke, Western Bay of Plenty (S&L – 2022).</p>
<p><i>Policy NH 5B: Avoiding increasing and encouraging reducing natural hazard risk in the coastal environment</i></p>	<p>✓</p>	<p><u>Ōmokoroa Stage 3</u></p> <p>The Ōmokoroa Stage 3 structure plan will avoid increasing natural hazard risk in the coastal environment over the next 100 by avoiding development in areas which are subject to natural hazards (largely confined to gullies).</p>

		<p>These same gullies will also be used for stormwater management purposes.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>Not applicable as not in the coastal environment.</p>
<p><i>Policy NH 6B: Exemptions from the natural hazard risk management approach</i></p>	<p>✓</p>	<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>This provides an exemption from risk mitigation (not risk assessment) for activities which have significant social, economic, environmental or cultural benefit or which are lifelines, provided that these have a functional need for a location. Because low natural hazard risk is achieved for all natural hazard assessment areas, there is no need for an exemption in this case.</p>
<p><i>Policy NH 7A: Identifying areas susceptible to natural hazards</i></p>	<p>✓</p>	<p><u>Ōmokoroa Stage 3</u></p> <p>Natural hazard susceptibility mapping and risk assessment has been undertaken for all relevant natural hazards being flooding, coastal erosion, coastal inundation, land instability (landslide), liquefaction and tsunamis. This has incorporated the current accepted knowledge on climate change over at least the next 100 years as required by the New Zealand Coastal Policy Statement and Bay of Plenty RPS.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>Natural hazard susceptibility mapping and risk assessment has been undertaken for all relevant natural hazards being flooding, land</p>

		instability (landslide) and liquefaction. This has incorporated the current accepted knowledge on climate change over at least the next 100 years as required by the Bay of Plenty RPS.
<i>Policy NH 8A: Assessment of natural hazard risk at the time of plan development</i>	✓	<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>Assessment of natural hazard risk is not triggered by this Policy because planning for a specific development site is not considered to be “plan development”. Rather, plan development would capture the likes of a District-wide review of how development can occur within an entire natural hazard or hazards.</p>
<i>Policy NH 9B: Assessment of natural hazard risk at the time of subdivision, or change or intensification of land use before Policies NH 7A and NH 8A have been given effect to</i>	✓	<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>Assessment of natural hazard risk is triggered under this Policy because the Structure Plans for these areas are a change / intensification of land use on an urban site of 5ha or more.</p> <p>A risk assessment has been prepared for both and concludes a low risk for all natural hazards within the structure plan areas.</p>
<i>Policy NH 10B: Assessment of natural hazard risk at the time of subdivision, or change or intensification of land use after Policies NH 7A and NH 8A have been given effect to</i>	N/A	<p><u>Ōmokoroa Stage 3 and Seddon Street (Te Puke)</u></p> <p>Not relevant for this Plan Change. This applies to subdivision and development which will occur after WBOPDC gives effect to Policies NH7A and NH 8A. This Plan Change does not give effect to Policy NH 8A because this policy</p>

		requires natural hazard risk assessment at the time of Plan development (which this is not).
<i>Policy NH 11B: Providing for climate change</i>	✓	<p><u>Omokoroa Stage 3</u></p> <p>Natural hazard susceptibility mapping and risk assessment has been undertaken for all relevant natural hazards being flooding, coastal erosion, coastal inundation, land instability (landslide), liquefaction and tsunami. This has incorporated the current accepted knowledge on climate change over at least the next 100 years as required by the New Zealand Coastal Policy Statement and Bay of Plenty RPS.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>Natural hazard susceptibility mapping and risk assessment has been undertaken for all relevant natural hazards being flooding, land instability (landslide) and liquefaction. This has incorporated the current accepted knowledge on climate change over at least the next 100 years as required by the Bay of Plenty RPS.</p>
<i>Policy NH 12A: Managing natural hazard risk through regional, city and district plans</i>	✓	<p><u>Omokoroa Stage 3</u></p> <p>Section 8 – Natural Hazards of the District Plan already has provisions in place for managing natural hazard risk for relevant natural hazards for this area including flooding and coastal inundation. It is proposed that these existing provisions are retained and that new provisions be added for managing risk with regard to liquefaction. It is proposed that the District Plan Maps be amended to include updated flooding</p>

		<p>maps and new coastal inundation and liquefaction maps. It is not proposed to add provisions or maps for tsunami as risk is to be managed by methods outside of the District Plan.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>Section 8 – Natural Hazards of the District Plan already has provisions in place for managing natural hazard risk for relevant natural hazards for this area being flooding and land instability (landslide). It is proposed that these existing provisions are retained and that new provisions be added for managing risk with regard to liquefaction. It is proposed that the District Plan Maps be amended to include updated flooding maps and new liquefaction maps.</p>
<p><i>Policy NH 13C: Allocation of responsibility for natural hazard identification and risk assessment</i></p>	<p>✓</p>	<p><u>Ōmokoroa Stage 3</u></p> <p>WBOPDC and Regional Council have worked together to meet the requirements for natural hazard identification and risk assessment in accordance with each Council's responsibilities under this Policy.</p> <p><u>Seddon Street (Te Puke)</u></p> <p>See the report entitled "Natural Hazards Risk Assessment for Seddon Street Development, Te Puke, Western Bay of Plenty (S&L – 2022).</p>
<p><i>Policy NH 14C: Allocation of responsibility for land use control for natural hazards</i></p>	<p>✓</p>	<p>WBOPDC will avoid controls in the coastal marine area which is the responsibility of the Regional Council.</p>

Air Quality

Objective		Response
<p>Objective 1 <i>The adverse effects of odours, chemical emissions and particulates are avoided, remedied or mitigated so as to protect people and the environment.</i></p>	✓	<p>Individual land uses that may produce adverse effects in this regard are controlled by Regional Plan provisions and related best practice guidance.</p> <p>The plan change includes different zones such as industrial zones and residential based zones to separate potentially non-compatible activities.</p> <p>For Ōmokoroa Stage 3 there is a logic development sequence which will allow transition from horticulture/orchard activities to urban activities.</p>

Coastal Environment

Objective		Response
<p><i>Objective 1 Achieve integrated management of the coastal environment by:</i></p> <p><i>(a) Providing a consistent, efficient and integrated management framework;</i></p> <p><i>(b) Adopting a whole of catchment approach to management of the coastal environment;</i></p> <p><i>(c) Recognising and managing the effects of land uses and freshwater-based activities (including discharges) on the coastal marine area;</i></p> <p><i>(d) Enabling the exercise of kaitiakitanga</i></p>	✓	<p>The Ōmokoroa Stage 3 Structure Plan and related planning provisions provide an integrated management approach to the whole area including the coastal environment.</p> <p>As part of the Structure Plan and related provisions it is aimed to restore and enhance the waterways within the Stage.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the</p>

<p><i>(e) Planning for and managing:</i> <i>(i) cumulative effects; and (ii) the effects of climate change;</i></p> <p><i>(f) Promoting the sustainable management of the Bay of Plenty coastal fisheries; and</i></p> <p><i>(g) Providing for the future urban growth management areas identified in Appendix E of the RPS without compromising other regionally significant values of the coastal environment</i></p>		<p>Tauranga Harbour coastal margins and inland gully systems within the area.</p> <p>Urban development provisions have been designed to minimise land disturbance and to encourage land development to utilise the existing contour as far as practicable.</p> <p>Ōmokoroa is a recognised urban growth area in the RPS. The “roll-out” of the next stage of urbanisation has been designed around a structure plan process and related zoning and designed to allow for urbanisation without compromising other regionally significant values of the coastal environment.</p>
<p><i>Objective 2 Protect the attributes and values of: (a) Outstanding natural features and landscapes of the coastal environment; and</i></p> <p><i>(b) Areas of high, very high and outstanding natural character in the coastal environment; from inappropriate subdivision, use, and development, and restore or rehabilitate the natural character of the coastal environment where appropriate.</i></p>	<p>✓</p>	<p>The Ōmokoroa Stage 3 Structure Plan and related planning provisions provide an integrated management approach to the whole area including the coastal environment.</p> <p>As part of the Structure plan and related provisions it is aimed to restore and enhance the waterways within the Stage as allowable under the NPS-FM.</p> <p>Urban development provisions have been designed to minimise land disturbance and to encourage land development to utilise the existing contour as far as practicable.</p> <p>Esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area.</p>
<p><i>Objective 3 Safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems by:</i></p> <p><i>(a) Protecting Indigenous Biological Diversity Areas A,</i></p>	<p>✓</p>	<p>The Ōmokoroa Stage 3 Structure Plan and related planning provisions provide an integrated management approach to the whole area including the coastal environment.</p> <p>As part of the Structure plan and related provisions it is aimed to restore and enhance the waterways within the Stage.</p>

<p><i>(b) Maintaining Indigenous Biological Diversity Areas B;</i></p> <p><i>(c) Promoting the maintenance of indigenous biodiversity in general; and (d) Enhancing or restoring indigenous biodiversity where appropriate.</i></p>		<p>Esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area. The proposed expanded coastal reserve area provides the opportunity for enhancement and restoration of indigenous biodiversity.</p>
<p><i>Objective 4 Prevent the further loss of the quality and extent of rare and threatened habitats in the coastal environment of the region. These include coastal forest, seagrass beds, saltmarsh wetlands and sand dunes</i></p>		<p>Esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area. The proposed expanded coastal reserve area provides the opportunity for enhancement and restoration of indigenous biodiversity.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p>
<p><i>Objective 5 Enable the restoration and rehabilitation of the natural heritage of the coastal environment, including:</i></p> <p><i>(a) Kaimoana resources; (b) Natural heritage landforms or features that would increase resilience to natural hazards, and (c) Degraded cultural sites which tangata whenua wish to restore</i></p>	<p>✓</p>	<p>Esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area. The proposed expanded coastal reserve area provides the opportunity for enhancement and restoration of indigenous biodiversity.</p> <p>The Council will work with iwi/hapu to further enhance this area as may be appropriate.</p>

<p><i>for natural heritage and cultural reasons.</i></p>		
<p><i>Objective 11 Integrated and comprehensive management of stormwater within a catchment or sub-catchment framework.</i></p>	<p>✓</p>	<p>The Ōmokoroa Stage 3 Structure Plan and related planning provisions provide an integrated management approach to the whole area including the coastal environment.</p> <p>As part of the Structure Plan and related provisions it is aimed to restore and enhance the waterways within the Stage.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p>
<p><i>Objective 13 Take into account the principles of the Treaty of Waitangi and provide for partnerships with the active involvement of tangata whenua in management of the coastal environment when activities may affect their taonga, interests and values</i></p>	<p>✓</p>	<p>The Council has actively engaged with Pirirakau hapu who hold mana whenua for the area. This has included the creation of an Urban Design Cultural Overlay by Pirirakau which has been used to guide the structure plan process. It includes recognition of cultural values, restoring Pirirakau's relationship with the land and future planning initiatives.</p> <p>Specific provisions have been included within the Plan Change and structure plan and linked initiatives to restore degraded water courses and linked wetlands, earthworks controls and a linked cultural earthworks protocol.</p>
<p><i>Objective 14 Tangata whenua are able to undertake customary activities in the coastal marine</i></p>	<p>✓</p>	<p>The Council has actively engaged with Pirirakau hapu who hold mana whenua for the area. This has included the creation of an</p>

<p><i>area, and access to sites used for cultural practices gathering kaimoana, mahinga mātaītai and areas of cultural significance is maintained or enhanced</i></p>		<p>Urban Design Cultural Overlay by Pirirakau which has been used to guide the structure plan process. It includes recognition of cultural values, restoring Pirirakau’s relationship with the land and future planning initiatives.</p> <p>The Council has also engaged with other iwi/hapu who have interests in the area.</p> <p>Specific provisions have been included within the Plan Change and structure plan and linked initiatives to restore degraded water courses and linked wetlands, earthworks controls and a linked cultural earthworks protocol.</p>
<p><i>Objective 24 Maintain and enhance integrated access to the coastal environment to support people’s recreational activities, safe ocean and harbour access for recreational boats and enjoyment of coastal open space and natural heritage qualities, unless vehicle access restrictions are necessary in accordance with Policy 20 (1) of the NZCPS, which sets out when to control use of vehicles on beaches, foreshore, seabed and adjacent public land.</i></p>	<p>✓</p>	<p>The Ōmokoroa Stage 3 Structure Plan includes multi-modal access linking to the coast. The proposed expanded coastal reserve area provides the opportunity for public access which may include opportunities for boat launching.</p> <p>As part of the Stage 3 Structure Plan and related plan provisions the coastal margins have been identified as proposed reserve areas. In large parts of the structure plan area the coastal edge is currently esplanade reserve or a marginal strip. In regard to the western interface it is planned to widen this area to create a more substantive reserve area.</p> <p>Reserve management plans will be developed to ensure that natural and cultural values are enhanced. The structure plan includes an integrated public walkway system linking the coast with the gully system, active sports fields, school and town centre.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to provide open space, maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour</p>

	<p>coastal margins and inland gully systems within the area.</p> <p>In the proximity of the new development areas there are existing esplanade reserves that are adjacent to the Waipapa Estuary and the Mangawhai Bay coastline.</p> <p>The wider peninsula area has existing widespread esplanade reserves.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Also refer to assessment under NZCPS.

Energy and infrastructure

Objective		Response
<i>Objective 5 Provide for energy efficiency and conservation and promote the use and development of renewable energy sources</i>	✓	<i>The Plan Change is designed to increase residential density and for Ōmokoroa to provide business opportunities within the area. A denser population base supports public transport and other design initiatives such as walkways and cycleways facilitate non-motorised people movement. Specific provision is made for a park and ride facility in Ōmokoroa to minimise dependence on private motor vehicles for commuting purposes. With the proximity of the existing rail network on the northern boundary of the stage the potential for future utilisation of this network exists.</i>
<i>Objective 6 Provide for the social, economic, cultural and environmental benefits of, and the use and development of nationally and regionally significant infrastructure and renewable energy</i>	✓	<i>A key part of the development of this stage is the road linkage to State Highway 2 (SH2) and the upgrade of SH2 between Ōmokoroa and Tauranga. This work has commenced (Stage 1) and designations are in place to allow for the work to proceed and will ensure the benefits of the strategic transport network are enjoyed. To support housing in the more immediate future interim improvements to the intersection between State Highway 2 and Ōmokoroa Road are proposed.</i>

<p><i>Objective 7 Provide for the appropriate management of: (a) any adverse environmental effects (including effects on existing lawfully established land uses) created by the development and use of infrastructure and associated resources; (b) any reverse sensitivity effects on established, consented or designated infrastructure.</i></p>	<p>✓</p>	<p><i>For new growth areas such as Ōmokoroa Stage 3, the plan change includes different zones such as industrial zones and residential based zones to separate potentially non-compatible activities.</i></p> <p><i>For Ōmokoroa Stage 3 there is a logic development sequence which will allow transition from horticulture/orchard activities to urban activities.</i></p> <p><i>There are existing roading designations that clearly signal future major transportation infrastructure. This should be updated as soon as practicable to safeguard possible future transport corridors noting the proposal for an interim Ōmokoroa Road / State Highway intersection upgrade.</i></p>

Integrated resource management

Objective		Response
<p><i>Objective 10 Cumulative effects of existing and new activities are appropriately managed</i></p>	<p>✓</p>	<p>Structure plan processes are being utilised to ensure integrated management.</p> <p><i>For new growth areas such as Ōmokoroa Stage 3, the plan change includes different zones such as industrial zones and residential based zones to separate potentially non-compatible activities.</i></p> <p><i>For Ōmokoroa Stage 3 there is a logic development sequence which will allow transition from horticulture/orchard activities to urban activities.</i></p>

<i>Objective 11 An integrated approach to resource management issues is adopted by resource users and decision makers</i>	✓	Structure plan process being utilised to ensure integrated management.
<i>Objective 12 The timely exchange, consideration of and response to relevant information by all parties with an interest in the resolution of a resource management issue</i>	✓	The development of the Ōmokoroa Stage 3 Structure Plan has gone through a number of public and specific interest group engagement to ensure views and information are freely exchanged to inform decision making.

Iwi Resource Management

Objectives		Response
<i>Objective 13 Kaitiakitanga is recognised and the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are systematically taken into account in the practice of resource management</i>	✓	<p><u>Ōmokoroa</u></p> <p>The Council has actively engaged with Pirirakau hapu who hold mana whenua for the area. This has included the creation of an Urban Design Cultural Overlay by Pirirakau which has been used to guide the structure plan process. It includes recognition of cultural values, restoring Pirirakau's relationship with the land and future planning initiatives.</p> <p>Specific provisions have been included within the Plan Change and structure plan and linked initiatives to restore degraded water courses and linked wetlands, earthworks controls and a linked cultural earthworks protocol.</p> <p>The application of the MDRS across the wider residential zoning is unlikely to result in any major changes that may affect this relationship being confined to existing residential areas. Any redevelopment will be subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014.</p>

		<p>The land at the northern end of Prole Road, adjacent the Waipapa Estuary, was gifted by Pirirakau to Ngati Haua in pre-European times in recognition of the close ties between the two. The land is in kiwifruit and it in consultation with Ngati Haua it is proposed to be zoned Rural until such time as Ngati Haua seek to change its use.</p> <p><u>Te Puke</u></p> <p>The application of the MDRS across the wider residential zoning is unlikely to result in any major changes that may affect this relationship as the MDRS changes are confined to existing residential areas (and limited areas of Future Urban and Rural zone underway with development plans).</p> <p>Council has a policy of engagement and consultation with tangata whenua within this rohe on plan changes and other resource management processes.</p> <p>Any land development will be subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to archaeology.</p>
<p><i>Objective 14 Partnerships between Bay of Plenty Regional Council, district and city councils and iwi authorities</i></p>	<p>✓</p>	<p>WBOPDC operates in partnership with the Regional Council, Tauranga City Council and iwi authorities.</p>
<p><i>Objective 15 Water, land, coastal and geothermal resource management decisions have regard to iwi and hapū resource management planning documents</i></p>	<p>✓</p>	<p>WBOPDC works closely with local iwi and hapu and actively seeks engagement and has regard to iwi and hapū resource management planning documents.</p> <p>In regard to the Ōmokoroa component of this project WBOPDC have worked collaboratively with Pirirakau Incorporated Society, who claim mana whenua of Ōmokoroa, and who have developed an Ōmokoroa Urban Design Cultural</p>

		<p>Overlay to inform and influence the Ōmokoroa Stage 3 structure plan.</p> <p>Council has engaged with other iwi/hapu including Tapuika and Waitaha in the Te Puke context and considered the relevant iwi management plans.</p>
<p><i>Objective 16 Multiple-owned Māori land is developed and used in a manner that enables Māori to provide for their social, economic and cultural wellbeing and their health and safety, while maintaining and safeguarding its mauri</i></p>	<p>✓</p>	<p>As part of the consultation with iwi/hapu aspirations for multiple-owned Māori land were discussed. Due to the timeframes in the Te Puke context these opportunities will be further explored as part of the wider District Plan review or through an interim plan change.</p> <p>In the new growth area of Ōmokoroa there is one parcel of land which is identified as Māori Freehold Land. Direct consultation with those landowners has been undertaken and agreement on zoning reached.</p>
<p><i>Objective 17 The mauri of water, land, air and geothermal resources is safeguarded and where it is degraded, where appropriate, it is enhanced over time</i></p>	<p>✓</p>	<p>As part of the Ōmokoroa Stage 3 Structure plan and related provisions it is aimed to restore and enhance the waterways within the Stage.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p> <p>The Council also holds a comprehensive stormwater consent for Te Puke and specific stormwater management requirements are being proposed.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p>

	Urban development provisions have been designed to minimise land disturbance and to encourage land development to utilise the existing contour as far as practicable.
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Matters of national importance

Refer to assessment of Matters of National Importance under Section 10.1. of the main report.

Water quality and land use

Objectives		Response
<i>Objective 27 The quality and mauri of water in the region is maintained or, where necessary to meet the identified values associated with its required use and protection, enhanced</i>	✓	As part of the Ōmokoroa Stage 3 Structure plan and related provisions it is aimed to restore and enhance the waterways within the Stage. The Plan change includes specific stormwater management requirements and the overall stormwater management is subject to the plan change areas respective comprehensive stormwater consents.
<i>Objective 28 Enhance the water quality in the lakes of the Rotorua district and other catchments at risk</i>		N/A
<i>Objective 28 Enhance the water quality in the lakes of the Rotorua district and other catchments at risk</i>		N/A

Water quantity

Objective		Response
<i>Objective 30 The quantity of available water. (a) provides for a range of uses and values; (b) is allocated and used efficiently;</i>	✓	Through Council's Water Conservation Strategy and Asset Management Plan initiatives are included to measure and manage the supply, reduce losses and demand on water sources.

(c) safeguards the mauri and life supporting capacity of water bodies; and (d) meets the reasonably foreseeable needs of future generations.

To this end, all water sources and customer connections are metered throughout the District. This gives Council the ability to accurately monitor and report on water usage and pro-actively plan for growth, future source, storage and reticulation infrastructure

To serve the Ōmokoroa Stage 3 area and other nearby areas a new reservoir is planned. This will be subject to a resource consent process which will include the need to establish its efficient use and environmental and cultural safeguards.

With minor upgrades the Plan Change has no significant effect in the Te Puke context.

Regional Natural Resources Plan

The relevant key sections are: "Tauranga Harbour", "Integrated Management of Land and Water" and "Wetlands".

Objectives/Policies		Response
<p><i>Objective 18 - Achieve the sustainable management of riparian margins (excluding artificial watercourses, and ephemeral flowpaths), which may include retirement, in the following priority catchment:</i></p> <p><i>(a) Tauranga Harbour</i></p> <p><i>(i) Harbour margins – 100% by 2010. (ii) Rivers and streams in the Tauranga Harbour catchment – 80% by 2020</i></p> <p><i>Objective 8 - Integrated management of land and water resources</i></p> <p><i>Objective 10 - Stewardship of natural resources which:</i></p> <p><i>(a) Sustains the life-supporting capacity of soil, water and ecosystems.</i></p> <p><i>(b) Maintains, and where appropriate, protects cultural, ecological, amenity, natural character and landscape values through management practices that avoid, remedy or mitigate adverse effects.</i></p> <p><i>Policy 21 - To manage land and water resources in the Bay of</i></p>	<p>✓</p>	<p>As part of the Ōmokoroa Stage 3 Structure plan and related proposed district plan provisions it is aimed to restore and enhance the riparian margins and waterways within the Stage in particularly.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p> <p>In the Te Puke context the proposed medium density residential plan provisions provide for residential activities in locations that have already been identified as appropriate for development (either existing residential zones or land identified as appropriate for residential development).</p> <p>The application of the MDRS across the wider residential zoning is unlikely to affect the status quo.</p> <p>The Natural Environment section of the District Plan contains existing provisions that address activities in identified ecological areas.</p>

<p><i>Plenty within an integrated catchment management framework to.....</i></p> <p><i>(k) Promote and encourage the adoption of sustainable land management practices that are appropriate to the environmental characteristics and limitations of the site to:</i></p> <p><i>(i) Protect the soil and avoid, remedy or mitigate the adverse effects of erosion.</i></p> <p><i>(ii) Maintain the health of the region's soil resources for future generations.</i></p> <p><i>(iii) Achieve the appropriate management of riparian areas, including the retirement and planting of riparian areas of streams, rivers, lakes, wetlands and estuaries.</i></p> <p><i>(iv) Avoid, remedy or mitigate adverse effects on water quality in the receiving environment.</i></p> <p><i>(v) Take into account the assimilative capacity of the soil.</i></p> <p><i>(vi) Recognise and provide for heritage values of the site.</i></p> <p><i>(vii) Maintain or improve the protective function of coastal sand dunes.</i></p> <p><i>(viii) Control sediment entering estuaries and harbours from use and development activities.</i></p>	<p>Urban development provisions have been designed to minimise land disturbance and to encourage land development to utilise the existing contour as far as practicable.</p>
<p>Wetlands</p>	<p>✓ Specific provisions have been included within the Plan Change in regard to Ōmokoroa Stage 3 and associated structure plan and linked initiatives to enable (subject to compliance</p>

Objective 73 - The preservation of the remaining wetlands in the Bay of Plenty.

Objective 74 - The enhancement of the values and functions of degraded wetlands where enhancement is viable.

Objective 75 - Creation of new wetland habitats where appropriate and practicable.

Objective 76 The adverse effects of any necessary maintenance in wetlands, or sustainable use of wetlands, on the ecological values, water quality, water quantity, or natural character of the wetland are avoided, remedied or mitigated.

Policy 133 - To protect existing wetlands, including small wetlands, to maintain their natural functions.

Policy 134 - To maintain or enhance migratory pathways to wetlands, and ecological sequences that include wetlands.

Policy 135 To maintain or enhance the values of existing wetlands by encouraging landowners and the community to:

(a) Maintain or improve water quality in wetlands, while recognising that wetlands themselves are natural water filtering systems.

(b) Maintain or improve the hydrological regime, including enhancing water quantity and

with the NPS-FM and related standards) the restoration of degraded water courses and linked wetlands.

The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.

There is an existing ecological feature (U14/135 – Mangawhai Bay Inlet) overlay over a significant area within/adjacent to Ōmokoroa Stage 3 which requires activities in that area to meet the requirements of the Natural Environment section of the District Plan.

In the Te Puke context the proposed medium density residential plan provisions provide for residential activities in locations that have already been identified as appropriate for development (either existing residential zones or land identified as appropriate for residential development).

The application of the MDRS across the wider residential zoning is unlikely to affect the status quo.

The NPS-FM has the following requirements:

3.22 Natural inland wetlands

(1) Every regional council must include the following policy (or words to the same effect) in its regional plan(s):

“The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:

(a) the loss of extent or values arises from any of the following:

flows, providing for flood retention, and fluctuations of water levels.

(c) Maintain or improve soil conservation values.

(d) Maintain or improve aquatic and terrestrial indigenous biodiversity of flora and fauna.

(e) Maintain or enhance cultural values.

(f) Maintain or enhance amenity values. These are to be applied relative to the type of wetland and specific values of individual wetlands.

Policy 136 To prioritise action to enhance wetlands where:

(a) The wetland has significant heritage values, including ecological values.

(b) The hydrology is sufficient to sustain wetland species and habitat.

(i) the customary harvest of food or resources undertaken in accordance with tikanga Māori

(ii) restoration activities

(iii) scientific research

(iv) the sustainable harvest of sphagnum moss

(v) the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020)

(vi) the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020

(vii) natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or

(b) the regional council is satisfied that:

(i) the activity is necessary for the construction or upgrade of specified infrastructure; and

(ii) the specified infrastructure will provide significant national or regional benefits; and

(iii) there is a functional need for the specified infrastructure in that location; and

(iv) the effects of the activity are managed through applying the effects management hierarchy.”

3.23 Mapping and monitoring natural inland wetlands

(1) Every regional council must identify and map every natural inland wetland in its region that is:

	<p><i>(a) 0.05 hectares or greater in extent; or</i></p> <p><i>(b) of a type that is naturally less than 0.05 hectares in extent (such as an ephemeral wetland) and known to contain threatened species.</i></p> <p><i>(2) However, a regional council need not identify and map natural inland wetlands located in public conservation lands or waters (as that term is defined in the Conservation General Policy 2005 issued under the Conservation Act 1987).</i></p> <p>There is a 10 year period to complete this.</p> <p>The key matter from a District Plan perspective is the following (4):</p> <p><i>3.5 Integrated management</i></p> <p><i>(1) Adopting an integrated approach, ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:</i></p> <p><i>(a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to hāpua (lagoons), wahapū (estuaries) and to the sea; and</i></p> <p><i>(b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments; and</i></p> <p><i>(c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments; and</i></p> <p><i>(d) encourage the co-ordination and sequencing of regional or urban growth.</i></p> <p><i>(2) Every regional council must make or change its regional policy statement to the</i></p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p><i>extent needed to provide for the integrated management of the effects of:</i></p> <p><i>(a) the use and development of land on freshwater; and</i></p> <p><i>(b) the use and development of land and freshwater on receiving environments.</i></p> <p><i>(3) In order to give effect to this National Policy Statement, local authorities that share jurisdiction over a catchment must co-operate in the integrated management of the effects of land use and development on freshwater.</i></p> <p><i>(4) Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments</i></p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Regional Coastal Environment Plan

[note this section does not address Natural Hazards as substantially assessed earlier in this report].

Objectives		Response
<p><i>Integrated Management</i></p> <p><i>Objective 1 Achieve integrated management of the coastal environment by:</i></p> <p><i>(a) Providing a consistent, efficient and integrated management framework;</i></p> <p><i>(b) Adopting a whole of catchment approach to</i></p>	✓	<p>The Council holds comprehensive stormwater consents for both Te Puke and Ōmokoroa.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.</p>

<p><i>management of the coastal environment;</i></p> <p><i>(c) Recognising and managing the effects of land uses and freshwater-based activities (including discharges) on the coastal marine area;</i></p> <p><i>(d) Enabling the exercise of kaitiakitanga; Issues and objectives for the coastal environment</i></p> <p><i>(e) Planning for and managing:</i></p> <p><i>(i) cumulative effects; and</i></p> <p><i>(ii) the effects of climate change;</i></p> <p><i>(f) Promoting the sustainable management of the Bay of Plenty coastal fisheries; and</i></p> <p><i>(g) Providing for the future urban growth management areas identified in Appendix E of the RPS without compromising other regionally significant values of the coastal environment.</i></p>		<p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p> <p>The Natural Environment section of the District Plan contains existing provisions that address activities in identified ecological areas.</p>
<p><i>Natural Heritage</i></p> <p><i>Objective 2 - Protect the attributes and values of: (a) Outstanding natural features and landscapes of the coastal environment; and (b) Areas of high, very high and outstanding natural character in the coastal environment; from inappropriate subdivision, use, and development, and restore or rehabilitate the natural character of the coastal environment where appropriate</i></p>	<p>✓</p>	<p>For the new growth area in Ōmokoroa esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area. The proposed expanded coastal reserve area provides the opportunity for enhancement and restoration of indigenous biodiversity.</p> <p>There are existing esplanade reserves that are adjacent to the Waipapa Estuary and the Mangawhai Bay coastline.</p> <p>There is an existing ecological feature (U14/135 – Mangawhai Bay Inlet) overlay over a</p>

		<p>significant area which is in the vicinity of the new development area in Ōmokoroa.</p> <p>The Natural Environment section of the District Plan contains existing provisions that address activities in identified ecological areas.</p>
<p><i>Objective 3 – Safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems by:</i></p> <p><i>(a) Protecting Indigenous Biological Diversity Areas A,</i></p> <p><i>(b) Maintaining Indigenous Biological Diversity Areas B;</i></p> <p><i>(c) Promoting the maintenance of indigenous biodiversity in general; and</i></p> <p><i>(d) Enhancing or restoring indigenous biodiversity where appropriate.</i></p> <p><i>Objective 4 Prevent the further loss of the quality and extent of rare and threatened habitats in the coastal environment of the region. These include coastal forest, seagrass beds, saltmarsh wetlands and sand dunes.</i></p> <p><i>Objective 5 Enable the restoration and rehabilitation of the natural heritage of the coastal environment, including:</i></p> <p><i>(a) Kaimoana resources;</i></p> <p><i>(b) Natural heritage landforms or features that would increase resilience to natural hazards, and</i></p> <p><i>(c) Degraded cultural sites which tangata whenua wish to restore</i></p>	<p>✓</p>	<p>Esplanade reserves, a proposed new natural open space zone and limitations on development in proximity to the coastal edge protect the values of this area. The proposed expanded coastal reserve area provides the opportunity for enhancement and restoration of indigenous biodiversity.</p> <p>The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p> <p>There are existing esplanade reserves that are adjacent to the Waipapa Estuary and the Mangawhai Bay coastline.</p> <p>There is an existing ecological feature (U14/135 – Mangawhai Bay Inlet) overlay over a significant area. The Natural Environment section of the District Plan contains existing provisions that address activities in identified ecological areas.</p> <p>WBOPDC works closely with local iwi and hapu and actively seeks engagement and has regard to iwi and hapū resource management planning documents. In regard for Ōmokoroa, WBOPDC have worked collaboratively with Pirirakau Incorporated Society, who claim mana whenua of Ōmokoroa, and who have developed an Ōmokoroa Urban Design Cultural Overlay to inform and influence the Stage 3 structure plan.</p>

for natural heritage and cultural reasons

Policy NH1 In relation to the natural heritage of the coastal environment, activities may be considered appropriate if they contribute to the restoration and rehabilitation of natural heritage or cultural values associated with natural heritage (including kaimoana resources and cultural landscape features), or if: (

1) (e) Will not, by themselves or in combination with effects of other activities, have significant adverse effects on the natural processes or ecological functioning of the coastal marine area; or Involve the operation, maintenance, or upgrading of existing regionally significant infrastructure; and

(2) They will not have unacceptable adverse effects on the values and attributes of an Outstanding Natural Feature and Landscape (ONFL), an area of Outstanding Natural Character (ONC) or an Indigenous Biological Area A (IBDA A) identified in Policy NH 5;

Policy NH 5 Adverse effects must be avoided on the values and attributes of the following areas: Outstanding Natural Character areas (as identified in Appendix I to the RPS); Outstanding Natural Features and Landscapes (as identified in Schedule 3); Any Indigenous Biological Diversity Area A (as identified in Schedule

2, Table 1); and Adverse effects must be avoided on taxa that meet the criteria listed in Policy 11(a)(i) or (ii) of the NZCPS.

Policy NH 6 When assessing the extent and consequence of any adverse effects on the values and attributes of the areas listed in Policy NH 5 and identified in Schedules 2 and 3 to this Plan and Appendix I to the RPS:

Recognise the existing activities that were occurring at the time that an area was assessed as having Outstanding Natural Character, being an Outstanding Natural Feature and Landscape or an Indigenous Biological Diversity Area A; Recognise that a minor or transitory effect may not be an unacceptable adverse effect; Recognise the potential for cumulative effects that are more than minor; Have regard to any restoration and enhancement of the affected attributes and values, and Have regard to the effects on the tangata whenua cultural and spiritual values of ONFLs, working, as far as practicable, in accordance with tikanga Māori.

Policy NH 7 Consider providing for subdivision, use and development proposals that will adversely affect the values and attributes associated with the areas listed in Policy NH 5 where: After an assessment of a proposal in accordance with Policy NH 6, transient or minor adverse effects on the attributes and values are

found to be acceptable; or The proposal: (i) Relates to the operation, maintenance, or protection of existing regionally significant infrastructure or upgrading regionally significant infrastructure provided that the scale and intensity of any long term adverse effects of the proposal are the same or similar as those arising from the existing infrastructure; or(ii) Relates to the construction, operation, maintenance, protection or upgrading of the National Grid; or (iii) Relates to the provision of access to offshore islands, or use and development, as set out in Schedule 15 to this Plan; or (iv) Relates to the operation, maintenance and protection of an existing River Scheme or Land Drainage Scheme; or (v) Relates to the continuation of a use that was lawfully established on or before 22 June 2014, provided there has been no change to the scale and significance of effects associated with an activity; or (vi) Provides for the restoration or rehabilitation of indigenous biodiversity, natural features and landscapes or the natural character of the coastal environment in a manner that maintains or enhances the values and attributes associated with the areas listed in Policy NH 5; or (vii) Provides for public walking, cycling or boating access to and along the coastal marine area in a manner that maintains or enhances the values and

<p><i>attributes associated with the areas listed in Policy NH 5.</i></p> <p><i>The Regional Coastal Plan identifies Waipapa Estuary (IBDA A19) as being a regionally significant area as an Indigenous Biological Diversity Area (A) and Mangawhai Bay (IBDA B9), Mangawhai Bay Inlet IBDA B10 and Tauranga Harbour are identified Indigenous Biological Diversity Areas (B).</i></p> <p><i>Te Awanui Tauranga Harbour is recognised as being an Outstanding Natural Feature and Landscape and an area of significant cultural value.</i></p>		
<p><i>Iwi Resource Management</i></p> <p><i>Objective 13 Take into account the principles of the Treaty of Waitangi and provide for partnerships with the active involvement of tangata whenua in management of the coastal environment when activities may affect their taonga, interests and values.</i></p> <p><i>Objective 14 Tangata whenua are able to undertake customary activities in the coastal marine area, and access to sites used for cultural practices gathering kaimoana, mahinga mātaītai and areas of cultural significance is maintained or enhanced.</i></p> <p><i>Objective 15 The recognition and protection of those taonga, sites, areas, features, resources,</i></p>	<p>✓</p>	<p>WBOPDC works closely with local iwi and hapu and actively seeks engagement and has regard to iwi and hapū resource management planning documents. In regard to this project WBOPDC have worked collaboratively with Pirirakau Incorporated Society, who claim mana whenua of Ōmokoroa, and who have developed an Ōmokoroa Urban Design Cultural Overlay to inform appropriate cultural responses to the urbanisation of the area and identifies opportunities to ensure the cultural heritage of the area is identified, respected and celebrated.</p> <p>This includes initiatives such as waterway restoration, waka landing areas, and harvest areas</p> <p>Reserve management plans will be developed to ensure that natural and cultural values are enhanced. It is anticipated that these will be prepared in partnership with the relevant</p>

<p><i>attributes or values of the coastal environment (including the Coastal Marine Area) which are either of significance or special value to tangata whenua (where these are known).</i></p> <p><i>Objective 16 The restoration or rehabilitation of areas of cultural significance, including significant cultural landscape features and culturally sensitive landforms, mahinga mātaītai, and the mauri of coastal waters, where customary activities or the ability to collect healthy kaimoana are restricted or compromised.</i></p> <p><i>Objective 17 Where appropriate, cultural health indicators are used that recognise and express Māori values, and tangata whenua are involved in monitoring the state of the coastal environment and impacts of consented activities.</i></p> <p><i>Objective 18 Appropriate mitigation or remediation is undertaken when activities have an adverse effect on the mauri of the coastal environment, areas of cultural significance to tangata whenua or the relationship of tangata whenua and their customs and traditions with the coastal environment.</i></p>		<p>hapu/iwi as has been undertaken in Stage 2 of the Ōmokoroa development.</p> <p>The Council has engaged with Tapuika and Waitaha in regard to the Te Puke area and will continue to collaborate with these iwi as part of the wider District Plan review to further develop appropriate initiatives.</p>
<p><i>Water Quality</i></p> <p><i>Objective 6 - Development and implementation of a framework for enhancement of coastal water quality where it has deteriorated so that it is having a significant</i></p>	<p>✓</p>	<p>The Council holds comprehensive stormwater consents for both Te Puke and Ōmokoroa.</p> <p>The Council is renewing the comprehensive stormwater consent that currently applies to Ōmokoroa in the near future. This will provide</p>

adverse effect on ecosystems, natural habitats, or water based recreational activities, or is restricting existing uses (including cultural activities) and remedying or mitigating adverse effects on areas of coastal waters that are identified as being of particular interest to tangata whenua.

Objective 7 - Sediment accumulation in harbours and estuaries resulting from land use and accelerated erosion is minimised and reduced over time compared to 2014 levels.

Objective 8 - Discharges of contaminants to the coastal marine area are managed to meet the following goals:

(a) After reasonable mixing, discharges of contaminants meet the water quality classification of the receiving water bodies as a minimum; and have no more than minor adverse effects on aquatic life, habitats, and recreational uses.

(b) Discharges of contaminants occur in a manner that recognises and provides for the cultural values of mana whenua acknowledged for that area.

(c) Cumulative effects of discharges are managed in a way that recognises the sensitivity and assimilative capacity of the receiving environment.

Policy WQ - 1 To manage land and water resources, including

the key management of stormwater including avoiding potential effects on the coastal environment. The supporting assessment will incorporate detailed ecological assessments.

The proposed plan change includes the provision of a new Natural Open Space Zone which includes provisions designed to maintain and enhance the natural character, ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.

coastal waters, in the Bay of Plenty within an integrated catchment management framework that is consistent with Policy 21 of the Bay of Plenty Regional Water and Land Plan, Policies CE 10B, WL 2B, WL 3B, WL 4B, WL 5B, WL 7B and WL 8B of the RPS and gives effect to Policies 4, 21, 22, 23 and 24 of the NZCPS.

Policy WQ 3 - Manage stormwater in coastal catchments so that stormwater discharges do not cause estuarine and harbour water quality to fail the standards set in Schedule 10, or cause accumulation of contaminants in harbour or estuary sediment at levels which have significant adverse effects on marine life. The following techniques should be considered and applied where appropriate:

(a) Source control;

(b) Integrated management of whole stormwater catchments;

(c) Minimising the total area of impermeable catchment surfaces;

(d) Maximising, to the extent practicable, disposal of stormwater to ground, except where this would cause flooding, instability or groundwater contamination;

(e) Minimising the possibility of cross contamination of stormwater systems with sewage;

(f) The installation of stormwater treatment devices in new or upgraded stormwater systems;

(g) Ensuring that the layout of subdivision and services facilitates the retention and enhancement of riparian margins and wetlands; and

(h) Development of new wetlands to assist with management of stormwater run-off.

Policy WQ 4 - Promote the use of catchment based solutions to prevent or mitigate sediment runoff and increasing sedimentation of harbours and estuaries in preference to the use of methods to reverse the effects of sedimentation in harbours and estuaries, such as mangrove removal and dredging. However, the use of methods to reverse the effects of sedimentation may be appropriate when undertaken as part of a catchment based management plan and where necessary to:

(a) Provide for maintenance of existing navigation channels;

(b) Provide for the ecological integrity of existing indigenous habitats;

(c) Provide for restoration of existing indigenous habitats, amenity or cultural and customary values; or

(d) Provide for existing surface water flow paths.

<p><i>Policy WQ 6 Where reasonable to do so, activities that contribute additional sediment load to Tauranga and Ōhiwa Harbour will be subject to a requirement to mitigate the effect by undertaking catchment based sediment mitigation controls if adverse effects of increased sedimentation in the coastal marine area cannot be avoided.</i></p>	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--