TASMAN REGIONAL POLICY STATEMENT

Proposed Change No.1

Without Legal Effect

Schedule of Amendments

Hearing Version

The Tasman Regional Policy Statement (TRPS) is proposed to be amended in accordance with the attached annotated portions of the Policy Statement.

NOTE:

- Red underlined text denotes proposed new text inserted or amended at notification.
- Blue text ~~strikethrough~~ denotes text proposed to be deleted at notification.
- Red text highlighted and underlined text like this denotes text recommended to be inserted or amended through the submission and hearing process.
- Blue text ~~highlighted~~ ~~strikethrough~~ ~~text like this~~ denotes text recommended to be deleted through the submission and hearing process
- Reinstated operative text removed in the notified version of Change 1, shown in *black underlined italics* with yellow highlight.

Notified: 19th June 2026

Tasman District Council
Resource Management Act 1991

Approval and Commencement of
Operative Tasman Regional Policy Statement

This regional policy statement for Tasman District was prepared under the provisions of the Resource Management Act 1991. The Statement was approved by resolution of the Tasman District Council on 24 May 2001 and is operative from 1 July 2001.

This approval was certified by the Common Seal of the Tasman District Council, affixed below pursuant to Clause 20 of the First Schedule of the Resource Management Act 1991 in the presence of:

J C Hurley
Mayor

R G Dickinson
Chief Executive

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Tasman's Urban Environment – comprises Richmond, Brightwater, Wakefield, Māpua and Motueka and forms part of the wider Nelson Tasman urban environment in the National Policy Statement on Urban Development. 18

Tier 2 Local Authority – means each local authority listed in the appendix of the National Policy Statement on Urban Development and includes Tasman. 18

Urban Environment - is defined in the National Policy Statement on Urban Development and means any area of land (regardless of size and irrespective of local authority or statistical boundaries) that: 18

(a) is, or is intended to be, predominantly urban in character; and 18

(b) is, or is intended to be part of a housing and labour market of at least 10,000 people 18

Well-Functioning Urban Environment - is defined in the National Policy Statement on Urban Development, as urban environments that as a minimum: 19

(a) have or enable a variety of homes that: 19

(i) meet the needs, in terms of type, price and location of different households; and 19

(ii) enable Māori to express their cultural traditions and norms; and 19

(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and 19

(c) have good accessibility for all people between housing, jobs, community services, natural spaces and open space including by way of public or active transport; and 19

(d) support and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and 19

(e) support reductions in greenhouse gas emissions; and 19

(f) are resilient to the likely current and future effects of climate change. 19

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PART 1: INTRODUCTION AND INTERPRETATION

1. INTRODUCTION

1.1 About This Document

This document is the Tasman Regional Policy Statement, prepared by the Tasman District Council in accordance with the Resource Management Act 1991 (the Act). The Tasman Regional Policy Statement has been prepared as a strategic resource management plan to promote sustainable resource management in the Tasman District.

Effect of the Tasman Regional Policy Statement

The Council:

(i) must observe and enforce the observance of the Tasman Regional Policy Statement;

(ii) must ensure that the content of the Council's other resource management plans is not inconsistent with the Tasman Regional Policy Statement;

(iii) must have regard to its provisions when considering any application for any resource consent;

(iv) may implement the Tasman Regional Policy Statement; and

(v) may propose any amendment to the Tasman Regional Policy Statement.

1.2 Purpose of the Tasman Regional Policy Statement

The purpose of the Tasman Regional Policy Statement as set out in the Act is to promote the sustainable management of natural and physical resources by providing:

(i) an overview of the resource management issues of the region; and

(ii) policies and methods to achieve integrated resource management.

The statement of purpose provides several important ideas. Sustainable management is required to be the basis for all resource management actions by the Council and by the community at large in its use of resources. Sustainable management is defined by the Act to mean managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The purpose of the Act is to promote the sustainable management of natural and physical resources. The Act's purpose and the principles for sustainable resource management are set out in Part II of the Act, and are reproduced in Table 1.1.

Resource management issues of the region are matters of public concern or interest involving the use, development or protection of natural or physical resources. Issues may be conflicts between people in the community arising from any adverse effects of activities on the environment. Activities may have adverse or positive effects on resources as part of the environment that may be valued by people in different ways. Issues may also be opportunities for resource use or development, or constraints or limits on the use of resources.

The Act requires the Tasman Regional Policy Statement to focus on significant resource management issues. Significant issues are important, continuing or urgent matters to be dealt with. Issues of the region are the significant resource management issues arising in Tasman District. Since the Tasman District Council is both a regional council and a district council, the Tasman Region and Tasman District are the same area. Tasman District is shown in Figure 1.1.

Integrated resource management is a key aim of the Act, that the Tasman Regional Policy Statement is to achieve. Our natural and physical environment, together with our local community, function as a single system. Individual resources or elements of the environment may affect the functioning of other elements, just as sections of the community depend on each other and interact in a range of ways. Natural processes may be affected by development activities with implications for other resources or processes. Integrated management seeks to:

(i) manage the different effects of resource use activities together, and not separately or in a fragmented fashion; and

(ii) bring the resource management work of different organisations together in a co-ordinated and co-operative way, rather than allowing different approaches to issues to be taken in isolation from each other.

Examples of integrated management include taking account of effects of land use on water quality; considering the servicing needs of settlements, including water availability and effects on groundwater or river sources, when allowing subdivision and expansion in new locations. A further example would be to ensure that relevant government departments, statutory bodies and interest groups are all involved in decisions on the use of particular resources.

Table 1.1
Purposes And Principles, Part II, Resource Management Act 1991

SECTION 5 PURPOSE

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

SECTION 6 MATTERS OF NATIONAL IMPORTANCE

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga.

SECTION 7 OTHER MATTERS

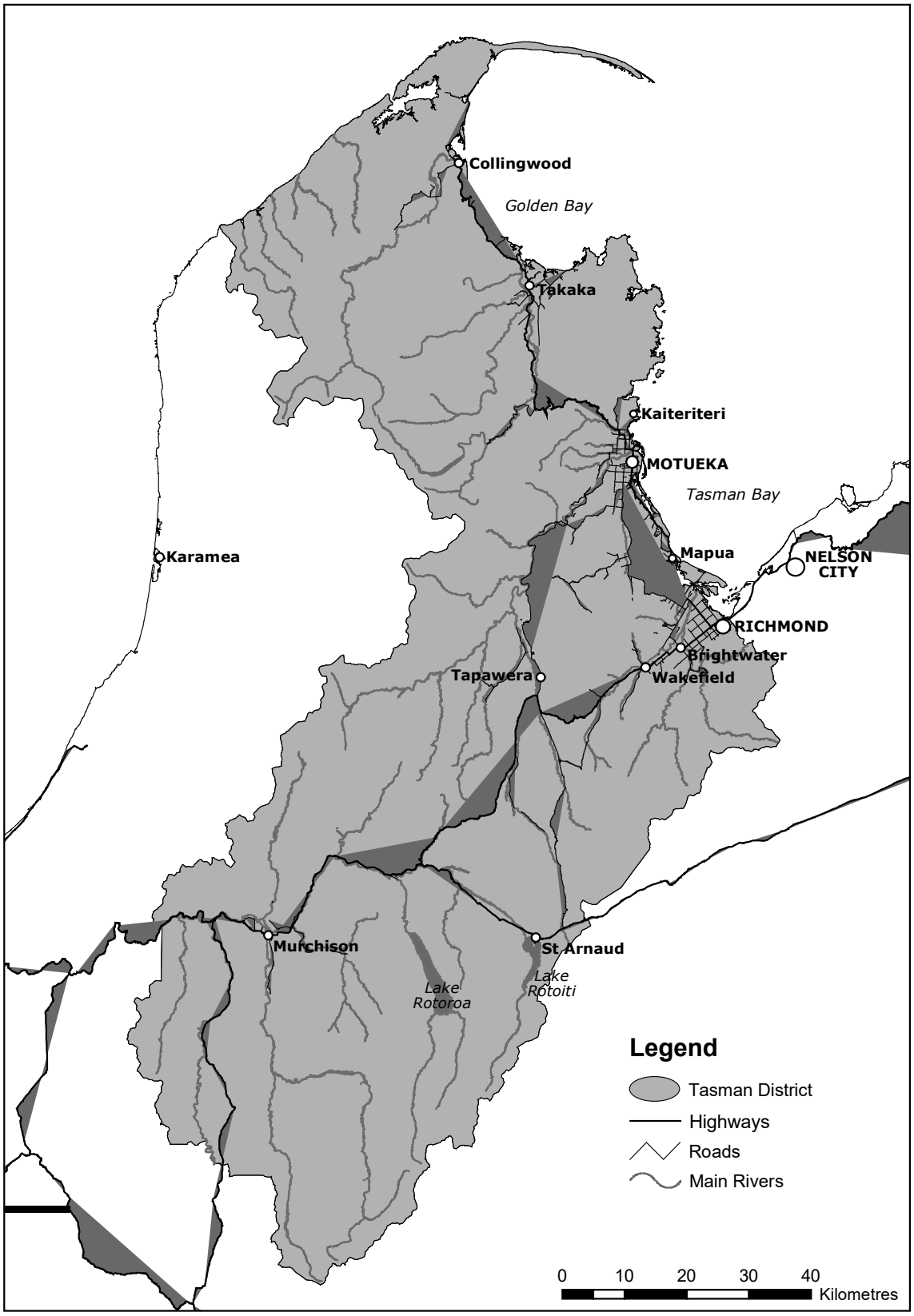
In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

- (a) kaitiakitanga;
- (b) the efficient use and development of natural and physical resources;
- (c) the maintenance and enhancement of amenity values;
- (d) intrinsic values of ecosystems;
- (e) recognition and protection of the heritage values of sites, buildings, places, or areas;
- (f) maintenance and enhancement of the quality of the environment;
- (g) any finite characteristics of natural and physical resources;
- (h) the protection of the habitat of trout and salmon.

SECTION 8 TREATY OF WAITANGI

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Figure 1.1 – Map of Tasman District



1.3 Scope of the Tasman Regional Policy Statement

Resource Management Responsibilities

The Tasman Regional Policy Statement is one of a number of resource management documents required or provided for by the Resource Management Act 1991 (see Page 10 for others). The Tasman Regional Policy Statement covers significant concerns or issues dealing with most aspects of the natural and physical environment, and community interactions with the environment. It includes issues that have social or economic significance through the use, development or protection of resources, but it does not cover social and economic issues that are not directly related to resource management. The Tasman Regional Policy Statement is neither a community development strategy nor a resource development plan. It sits alongside Council's Long Term Financial Strategy, which states the range of activities and services which constitute Council's business, and Council Asset Management Plans, which state Council's programmes for the maintenance and development of public works, utilities and other physical services. The broad scope of the Tasman Regional Policy Statement arises because the Tasman District Council is a unitary authority. This means that the Council has the responsibilities of both a regional council and a district council (territorial authority). This gives the Council an extremely important and comprehensive set of functions to manage resources in the interests of the Tasman District community. The Council's resource management functions under the Act are:

(i) integrated resource management;

(ia) To ensure that there is sufficient development capacity for housing and business land to meet expected demands of the urban environment;

(ii) land management and control of the effects of land use;

(iii) control of land subdivision;

(iv) water management;

(v) management of environmental contamination (air, land and water);

(vi) coastal management;

(vii) river and lake management;

(viii) natural hazards management;

(ix) hazardous substances management.

The Act empowers the Council to undertake resource management through several key processes. These are:

(i) investigating and monitoring resources and the effects of resource use on the environment;

(ii) preparing and implementing resource management plans to address and resolve issues and achieve resource management results;

(iii) deciding on resource consents for activities involving resource use;

(iv) ensuring that resource uses and their environmental effects are managed in an acceptable way and in accordance with the law, plans and consents.

Section 13 of the Tasman Regional Policy Statement sets objectives and policies for the management and conduct of these key processes.

The Act enables the Council to undertake resource management through a range of methods using the processes specified above; these methods are described in Table 1.2 (Page 8).

The Issues in the Tasman Regional Policy Statement

Section 1.2 outlines what is meant by resource management issues. The Tasman Regional Policy Statement deals with resource management issues that are considered to be in some way significant. Issues that are significant are:

(i) issues that are relevant or critical to the sustainable and integrated management of key resources in the District - land, water, air, the coast, plants and animals and man-made structures - and to the current and future wellbeing, health and safety of people and the community;

(ii) issues that are relevant to the District as a whole, and not just one part of the District;

(iii) issues that arise in one part of the District but that in some way have importance for the whole community or the District's environment;

(iv) issues that identify future problems or interests as well as describe current or existing concerns.

Both the concept of sustainable management and the various matters in Part II of the Act (see Page 4 of the Tasman Regional Policy Statement) may influence the content of the significant issues in the Tasman Regional Policy Statement, and they help in establishing the scope of significant issues to be addressed.

The following is a summary list of significant resource management issues dealt with by the Tasman Regional Policy Statement:

(i) Developing good communication processes with Maori and accounting for tangata whenua interests in resource management, including:
- (a) consultation with iwi;
- (b) protection of taonga Maori;
- (c) provision for access to resources by iwi.

(ii) Avoiding, remedying or mitigating the environmental effects of urban development while providing sufficient housing and business land capacity to meet demand of the urban environment, including:
- (a) the use of high quality lands;
- (b) exposure to natural hazards;
- (c) need for urban water supplies;
- (d) conflicts between activities across urban and rural boundaries;
- (e) urban settlements in the coast;
- (f) conflicts between land transport activities and urban development or redevelopment;
- (g) maintaining urban amenities and environmental quality, while recognising that urban amenity values in areas planned for intensification develop and change over time.

(iii) Avoiding, remedying or mitigating the environmental effects of using land resources, including:
- (a) sustaining productive qualities of land;
- (b) the effects of land fragmentation;
- (c) protecting natural and heritage features of land from damage or loss;
- (d) conflicts between rural activities across property boundaries;
- (e) contamination from land use activities;
- (f) damage or loss of soil and water resources from land use activities;
- (g) effects of pests of land and water resources.

(iv) Avoiding, remedying or mitigating the environmental effects of using fresh water resources in the District, including:
- (a) allocation of available water for abstractive uses and life-support or instream values;
- (b) effects of contaminant discharges on water quality.

(v) Avoiding, remedying or mitigating the environmental effects of using river resources, including:
- (a) maintaining river channels and floodways for flood hazard mitigation;
- (b) protecting riverine ecosystems and instream values from damage or loss;
- (c) conflicts between river surface activities;
- (d) effects of gravel extraction and other disturbances in river beds;
- (e) managing the uses and values of riparian lands.

(vi) Avoiding, remedying or mitigating the environmental effects of using the coastal environment, including:
- (a) dealing with inadequate knowledge of coastal ecosystems and values;
- (b) navigational safety and other effects of boating activities;
- (c) allocation of coastal space for structures or occupations, particularly for aquaculture;
- (d) integrating coastal and fisheries management actions;
- (e) maintaining the natural character of the coast;
- (f) effects of coastal land uses, particularly settlements, on the coastal environment;
- (g) effects of contaminant discharges on coastal water quality.

(vii) Avoiding, remedying or mitigating the environmental effects of contaminant discharges to land, water and air, including:
- (a) effects of direct and diffuse source contamination from urban and rural sources;
- (b) the legacy of contaminated sites;
- (c) effects of generating and disposing of contaminant wastes.

(viii) Avoiding or mitigating the environmental effects of natural hazards and hazardous substances, including:
- (a) flooding;
- (b) coastal erosion;
- (c) land instability and earthquakes;
- (d) storage, use, transport and disposal of hazardous substances.

(ix) Avoiding, remedying or mitigating the environmental effects of generating, transmitting or using forms of energy.

(x) Managing conflicts between land transport activities and rural and urban land use activities.

(xi) Providing good resource management processes to resolve the above issues, including:
- (a) development of integrated resource management plans;
- (b) addressing cross-boundary issues with adjacent local authorities;
- (c) public consultation in plan development;
- (d) justifying the content of plans;
- (e) implementing plans effectively;
- (f) environmental monitoring and enforcement;
- (g) managing the conflicting interests of the Council in relation to resource management.

The Objectives, Policies and Methods in the Tasman Regional Policy Statement

Section 3 of the Tasman Regional Policy Statement sets out the long term aims or general objectives of the Tasman Regional Policy Statement for sustainable and integrated management. The sections that follow Section 3 deal with particular issues. Each of these sections sets out more specific objectives or desired results relevant to those particular matters. Each section also contains statements of policies and methods to achieve objectives and address issues. Policies are the intentions or general courses of action that are considered to be necessary and appropriate to achieve the desired results. Methods are the specific tasks to be carried out to implement policies. Anticipated environmental results are the specific outcomes that are expected to follow from implementing policies. Performance monitoring indicators show how the degree of implementation of policies and methods will be indicated from monitoring actions. Information on each indicator will help to assess how effective the Tasman Regional Policy Statement has been at future intervals of time, as required by the Act.

Statements of objectives and policies are the specific means of promoting integrated and sustainable resource management in Tasman District. They apply and give effect to the concept of sustainable management and the directives given in Part II of the Act. The wording of the objectives and policies in the Tasman Regional Policy Statement is appropriately consistent with that in Part II of the Act, where those directives are directly relevant to the objectives and policies.

Conflicts are always possible between specific objectives or policies, in giving effect to the various matters in Part II of the Act. Such conflicts must be resolved in implementing the Tasman Regional Policy Statement by applying the concept of sustainable management, and the matters in Part II that may be relevant, to the facts surrounding each decision to be made. The wording of individual objectives or policies cannot necessarily avoid such conflicts.

The Council is required to assess options for objectives, policies and methods in the preparation of the Tasman Regional Policy Statement. It must evaluate the likely benefits and costs of options, and it must be satisfied that the proposed resource management objective, policy or method is necessary and the most appropriate, having regard to its efficiency and effectiveness.

Table 1.2 shows the kinds of resource management methods available to Council to address resource management issues.

The Council is not able to specify rules in its regional policy statement as regulatory methods. But the Council has considered the methods available to address issues, and the Tasman Regional Policy Statement indicates where a mix of methods, including the development of rules under other resource management plans, is desirable.

Table 1.2 Resource Management Methods
Investigating and monitoring to generate information about resource uses and their environmental effects and making that information publicly available.
Advocating or promoting courses of action concerning resource use by individuals, groups or the community in general.
Providing or requiring the provision of physical services such as works or facilities to support development of communities to avoid, remedy or mitigate adverse effects.
Providing incentives including financial measures such as charges or other compensatory contributions to encourage or discourage resource use behaviour.
Regulating resource use activities for their adverse effects through the use of rules, consents, enforcement action and self-regulatory actions by resource users themselves.
Taking no action where results or resolution may be achieved without Council intervention.

In preparing the Tasman Regional Policy Statement, the Council must have regard to:

(i) management plans and strategies prepared by other authorities under other Acts (e.g. conservation plans);

(ii) planning documents recognised by an iwi authority;

(iii) fisheries, mahinga mataitai and taiapure regulations;

(iv) the need to be consistent with regional policy statements of adjacent regional councils.

Relationships Between Resource Management Planning Instruments

The Tasman Regional Policy Statement is a key element of resource management under the Resource Management Act. It affects the contents of all other resource management plans within the District. These plans are the Regional Coastal Plan, other regional plans, and the District Plan. National policy statements, including the New Zealand Coastal Policy Statement, national environmental standards and water conservation orders may also influence all of the District's resource management plans.

Figure 1.2 sets out the key resource management planning instruments that are provided for under the Act. The following gives a brief description of these instruments, and their relationships:

(i) National environmental standards. May be prepared and approved by the government on the recommendation of the Minister for the Environment, and can cover standards for the quality of resources or the limits of contamination.

(ii) National policy statements. May be prepared and approved by the government on the recommendation of the Minister for the Environment, and can cover any nationally significant matter concerning sustainable resource management.

(iii) New Zealand Coastal Policy Statement. Must be prepared and approved by the government on the recommendation of the Minister for the Conservation, and covers policies to promote the sustainable management of the coastal environment.

(iv) Regional Policy Statement. Must be prepared and approved by Council to promote sustainable and integrated resource management, through an overview of significant issues and providing policies and methods. Must not be inconsistent with any national policy statement, New Zealand Coastal Policy Statement or water conservation order.

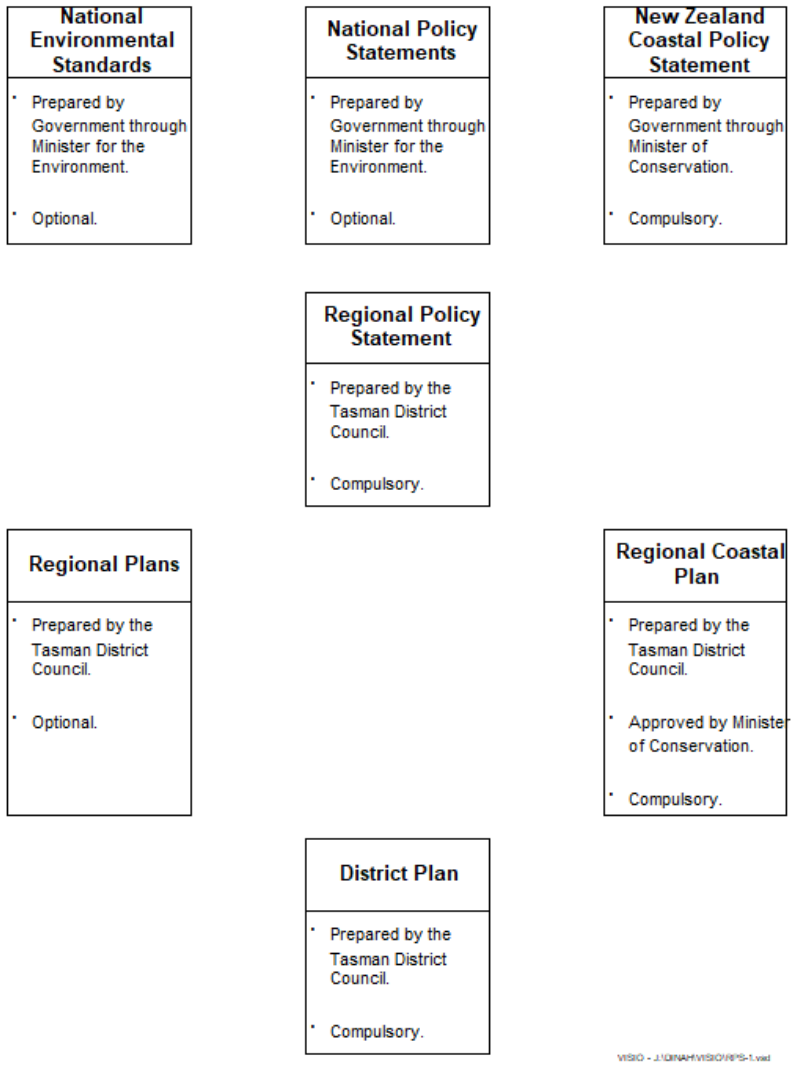
(v) Regional Coastal Plan. Must be prepared by Council to help promote the sustainable management of the coast. Approved by the Minister of Conservation. Must not be inconsistent with any national policy statement, New Zealand Coastal Policy Statement or water conservation order, or regional policy statement or other regional plan of the District.

(vi) Regional Plans. May be prepared and approved by Council to help promote sustainable and integrated management of water, land, contamination and hazards. Must not be inconsistent with any national policy statement, New Zealand Coastal Policy Statement or water conservation order, or regional policy statement or other regional plan of the District.

(vii) District Plan. Must be prepared and approved by Council to help promote sustainable and integrated resource management of the effects of land use, including subdivision. Must not be inconsistent with any national policy statement, New Zealand Coastal Policy Statement or water conservation order, or regional policy statement or regional plan of the District.

Figure 1.2

Resource Management Planning Instruments



1.4 The Process of Preparing the Tasman Regional Policy Statement

Following the commencement of the Resource Management Act in October 1991, the former Nelson-Marlborough Regional Council began investigations and analyses of issues likely to be addressed in the Tasman Regional Policy Statement for the Nelson-Marlborough Region. Since 1 July 1992 when the Tasman District Council took on the functions of a regional council for the Tasman District, investigation and analysis of significant issues in Tasman District was continued. Two issues and options discussion papers covering land and water resources and the coastal environment were circulated for public submissions for a period of three months and eleven public workshops were held in centres around the District to further public consideration of issues. A meeting with representatives of the tangata whenua of the District was held in early 1993 to discuss issues of interest to iwi. Iwi representatives advised on issues of relevance to the tangata whenua in the discussion papers. Over 200 public submissions were received on the discussion papers. Policy papers were prepared covering key issue areas, to assist Council in considering alternative methods of resource management.

The Tasman Regional Policy Statement was notified as a proposed regional policy statement on 31 July 1994. Submissions on the Proposed Tasman Regional Policy Statement were heard on 21, 22, 24 and 30 August 1995. Decisions on submissions were made and the Proposed Tasman Regional Policy Statement was amended by those decisions on 22 September 1995.

Twelve appeals or references were received on the Proposed Tasman Regional Policy Statement in early 1996; three appeals were withdrawn, three were determined by the Environment Court, and six were resolved by consent.

The following is a record of documentation prepared by the Council in the discharge of its duties under Section 32 of the Act to have considered alternatives and assessed benefits and costs, both in preparing the Proposed Tasman Regional Policy Statement and in making decisions on submissions. This record is prepared pursuant to Section 32(4) of the Act.

June 1993	Economic Investments in Resource Management, with particular regard to Transferable Water Permits. Regional Policy Paper No. 1.
June 1993	Urban Development Objectives and Issues. Regional Policy Paper No. 2.
July 1993	Rural Land Use Management Objectives and Issues. Regional Policy Paper No. 3.
July 1993	Protection of Natural and Historic Resources. Regional Policy Paper No. 4.
September 1993	Strategic Water Management Objectives and Issues. Regional Policy Paper No. 5.
October 1993	River Management Objectives and Issues. Regional Policy Paper No. 6.
April 1993	Port Developments, Smallcraft. Regional Coastal Plan Policy Paper No. 1.
June 1993	Aquaculture. Regional Coastal Plan Policy Paper No. 2.
September 1993	Coastal Margins: settlement patterns, uses and interactions with the coastal marine area. Regional Coastal Plan Policy Paper No. 5.
April 1994	Coastal Conservation. Regional Coastal Plan Policy Paper No. 4.
August 1995	Officers' Report on Submissions to the Proposed Tasman Regional Policy Statement. Report EP 95/08/10.

2.0 INTERPRETATION OF TERMS

Note: Definitions appearing in italics are as stated in the Resource Management Act as at 1 July 2001.

In this Tasman Regional Policy Statement unless otherwise specified, the following applies:

Abstractive - in relation to water use, means taken or drawn from a water body for some purpose. Abstraction has a corresponding meaning.

Act - means the Resource Management Act 1991.

Additional Infrastructure – means:

(a) Public open space
(b) Community infrastructure as defined in section 197 of the Local Government Act 2002
(c) Land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities
(d) Social infrastructure, such as schools and healthcare facilities
(e) A network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)
(f) A network operated for the purpose of transmitting or distributing electricity or gas

Amenity Values - means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Aquifer - means a water-bearing formation yielding usable quantities of water.

Best Practicable Option - in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to:

(a) the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and
(b) the financial implications, and the effects on the environment, of that option when compared with other options; and
(c) the current state of technical knowledge and the likelihood that the option can be successfully applied.

Biological Diversity - means the range of types of animals and plants in populations, communities, or ecosystems, in terrestrial, freshwater, and marine environments.

Coastal Environment - includes the coastal marine area, land above the coastal margin that is affected by coastal processes, resources and issues, and all associated plants, animals, and physical resources.

Coastal Marine Area - means the foreshore, seabed, and coastal water, and the air space above the water:

(a) of which the seaward boundary is the outer limits of the territorial sea;
(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of:
    (i) one kilometre upstream from the mouth of the river; or
    (ii) the point upstream that is calculated by multiplying the width of the river mouth by 5.

Contaminant - includes any substance (including gases, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat:

(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or
(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.

Contaminated Site - means a site in which hazardous substances occur at concentrations above background levels and where assessment indicates the site poses or is likely to pose an immediate or long term risk to human health or the environment.

Council - means the Tasman District Council.

Damage - in relation to soil, means any physical, biological, or chemical change that may adversely affect the productive value or physical stability of soil.

Diffuse Source Contamination - means contamination of water or air from an area rather than a single source.

Discharge - includes emit, deposit, and allow to escape.

Ecosystem - means a community of living organisms together with its physical and chemical environment.

Effect - includes:
(a) any positive or adverse effect; and
(b) any temporary or permanent effect; and
(c) any past, present, or future effect; and
(d) any cumulative effect which arises over time or in combination with other effects:
regardless of the scale, intensity, duration, or frequency of the effect, and also includes:
(e) any potential effect of high probability; and
(f) any potential effect of low probability which has a high potential impact.

Environment - includes:
(a) ecosystems and their constituent parts, including people and communities; and
(b) all natural and physical resources; and
(c) amenity values; and
(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.

Hapu - means an ancestrally-related group within an iwi.

High Productive Value - in relation to land, means land which has the following features:
(a) flat to gently rolling topography; and
(b) free draining moderately deep to deep soils; and
(c) moderate to good inherent soil fertility and structure; and
(d) a climate with sufficient ground temperature, sunshine, available moisture, and calmness to make the land favourable for producing a wide range of types of plants.

Indigenous - means found naturally in an area, and not introduced by people.

Instream Values - means the values of any water body supported by or derived from the retention of water in the water body rather than from its abstraction or removal, and includes fisheries, wildlife habitat, recreational, aesthetic, and intrinsic values.
Instream Uses has a corresponding meaning.

Iwi - means a tribe or group of ancestrally related people.

Kaitiakitanga - means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.

Land Fragmentation - means any increase over time in the number of separately developed properties in any area, through successive land subdivision to form new land parcels and associated land development activities such as buildings and roads.

Mana Whenua - means customary authority exercised by an iwi or hapu in an identified area.

Mineral – means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks or building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

Natural and Physical Resources - includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.

Natural Hazard - means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Objective - means a desired environmental result.

Plan - means a regional plan or a district plan.

Point Source Contamination - means contamination from a single, definable source.
Policy - means a specific intention or course of action, as a means of achieving any objective.

Productive Value - in relation to land, means the inherent or existing ability of the land to produce plant or animal biomass, arising from its natural and physical features, and includes measures of productivity and versatility.

Productivity - in relation to land, means the inherent or existing ability to produce any type of plant or animal biomass over a given period and area.

Resource - means any natural or physical resource.

Resource Consent - means a land use consent, a subdivision consent, a coastal permit, a water permit, or a discharge permit, and includes all conditions to which the consent is subject.

Riparian - means land immediately adjacent to any river, lake, or wetland.

Risk - means any potential adverse effect.

River - means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).

Rohe - means a defined area within which a tangata whenua iwi or hapu holds mana whenua.

Rule - means a district rule or a regional rule.

Tangata Whenua - in relation to a particular area, means the iwi, or hapu, that holds mana whenua over that area.

Taonga - means a highly prized possession or treasure.

Tasman's Urban Environment – comprises Richmond, Brightwater, Wakefield, Māpua and Motueka and forms part of the wider Nelson Tasman urban environment in the National Policy Statement on Urban Development.

Tier 2 Local Authority – means each local authority listed in the appendix of the National Policy Statement on Urban Development and includes Tasman District Council.

Tikanga Maori - means Maori customary values and practices.

Tino Rangatiratanga - means full tribal authority, including holding the necessary mana to own and control in accordance with tribal preferences.

Urban Environment - is defined in the National Policy Statement on Urban Development and means any area of land (regardless of size and irrespective of local authority or statistical boundaries) that:

(a) is, or is intended to be, predominantly urban in character; and
(b) is, or is intended to be part of a housing and labour market of at least 10,000 people

Versatility - in relation to land, means the range of types of plant or animal biomass that may be produced over a given area.

Wahi Tapu - means a sacred area or site.

Water:-

(a) means water in all in its physical forms whether flowing or not and whether over or under the ground;
(b) includes fresh water, coastal water, and geothermal water;
(c) does not include water in any form while in any pipe, tank, or cistern.

Water Body - means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

Water Conservation Order - means an order made in respect of any water body to recognise and sustain:

(a) outstanding amenity or intrinsic values which are afforded by waters in their natural state;
(b) where waters are no longer in their natural state, the amenity or intrinsic values of those waters which in themselves warrant protection because they are considered outstanding;
and that imposes . . . in particular, restrictions or prohibitions relating to:
    (i) the quantity, quality, rate of flow, or level of the water body; and
    (ii) the maximum and minimum levels or flow or range of levels or flows, or the rate of change of levels or flows to be sought or permitted for the water body; and
    (iii) the maximum allocation for abstraction or maximum contaminant loading consistent with the purposes of the order; and
    (iv) the ranges of temperature and pressure in a water body.

Water Quality - means the extent to which the physical, chemical and biological features of water are suitable or meet the expectations that people may have in relation to any particular use or value.

Well-Functioning Urban Environment - is defined in the National Policy Statement on Urban Development, as urban environments that as a minimum:

(a) have or enable a variety of homes that:
    (i) meet the needs, in terms of type, price and location of different households; and
    (ii) enable Māori to express their cultural traditions and norms; and
(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces and open space including by way of public or active transport; and
(d) support and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
(e) support reductions in greenhouse gas emissions; and
(f) are resilient to the likely current and future effects of climate change.

Wetland - includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.

Wildlife Habitat - means the physical setting in which naturally occurring animals and plants live.

PART 2: GENERAL OBJECTIVES

3.0 GENERAL OBJECTIVES FOR RESOURCE MANAGEMENT IN TASMAN DISTRICT

Explanation of General Objectives

The General Objectives reflect the approach adopted in Tasman District to the purpose and principles of the Act and its key processes in a manner that is consistent with the Act and appropriate to the circumstances of the District.

General Objective 1

Maintenance and enhancement of the quality of the Tasman District environment.

Reasons:

The Tasman District is renowned for its varied endowment of high quality natural resources, features and amenities and as a valued place for living, production and recreation. However, there is significant degradation of environmental quality in a number of areas or situations (for example, the presence of chemically contaminated sites, accelerated soil erosion, and local contamination of aquifers, air or visual features). These all require a variety of remedial or enhancement actions. This objective applies key principles in Part II of the Act concerning the maintenance and enhancement of environmental quality, including amenity values.

General Objective 2

Maintenance of the biological diversity and healthy functioning of land, freshwater, coastal and marine ecosystems.

Reasons:

The valuable natural resources of the District are totally dependent on healthy natural systems. Human use of ecosystems (for example, uses of soils, rivers and the coast) may cause contamination, or modification of key elements of these systems. This may alter their behaviour, particularly their resilience in the face of change. Resilience is the ability of ecosystems to continue to function following adverse effects. Some effects of resource use may bring about irreversible changes to the function of natural systems. Some natural systems may be much more vulnerable than others to changes to their functioning, where communities or plants and animals may be sensitive to the effects of human activities (for example, wetlands). Maintaining a diversity of natural systems helps to maintain healthy life-support processes in the face of modifying effects. This objective applies key principles in Part II of the Act concerning provision for healthy communities, life-support functions and intrinsic values of ecosystems and the Maori concept of kaitiakitanga.

General Objective 2A

~~For the period 2024 to 2054, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.~~ ~~NPS-UD 09/21~~

~~**Note:**~~

~~The minimum sufficient development capacities to meet housing demand, including the competitiveness margin, over a 30-year period are:~~

~~Urban Environment~~	~~Short Term Years 1-3 (2024-2027) Number of Dwellings~~
~~Richmond~~	~~355~~
~~Brightwater~~	~~79~~
~~Māpua/Ruby Bay~~	~~68~~
~~Wakefield~~	~~82~~
~~Motueka~~	~~238~~
~~**Total**~~	~~**822**~~

~~Urban Environment~~	~~Medium Term Years 4-10 (2028-2034) Number of Dwellings~~
~~Richmond~~	~~1,027~~
~~Brightwater~~	~~211~~
~~Māpua/Ruby Bay~~	~~162~~
~~Wakefield~~	~~216~~
~~Motueka~~	~~535~~
~~**Total**~~	~~**2,151**~~

~~Urban Environment~~	~~Long Term Years 11-30 (2035-2054) Number of Dwellings~~
~~Richmond~~	~~2,480~~
~~Brightwater~~	~~681~~
~~Māpua/Ruby Bay~~	~~404~~
~~Wakefield~~	~~659~~
~~Motueka~~	~~1,257~~
~~**Total**~~	~~**5,481**~~

Tasman contributes to a well-functioning Nelson Tasman urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing and for their health and safety now and into the future.

Reasons:

Tasman's urban environment is growing and must function well to support the social, economic and cultural wellbeing of its communities. A well-functioning urban environment integrates housing, business land, transport and infrastructure efficiently, reduces adverse environmental effects, and enables resilience to climate change. This objective reflects national directions in the National Policy Statement Urban Development and ensures growth occurs in a way that meets current and future community needs.

General Objective 3

Avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use, development or protection of resources.

Reasons:

Avoiding, remedying or mitigating the adverse effects arising from resource use or development is a prime means of pursuing sustainable management of resources. Adverse effects may restrict opportunities for future uses of resources through damage or loss of resource values, particularly with irreversible effects. Control of the effects of activities can help to maintain or enhance resource use options for future community needs. This objective applies resource management principles in Part II of the Act concerning the management of environmental effects of activities.

General Objective 4

Efficient use and development of resources.

Reasons:

Resources may be renewable with certain rates or methods of use (for example, water), or else they are essentially non-renewable (for example, soils). Efficient uses are those which maximise the value of the resource to the user and to the community (including future generations) through methods of use that avoid, remedy or mitigate adverse effects (for example, the generation and dispersal of wastes or contaminants) and achieve maximum economic and environmental benefits for minimum costs. This objective applies resource management principles in Part II of the Act concerning the efficiency of resource use and development.

General Objective 5

Maintenance of economic and social opportunities to use and develop resources in a sustainable manner.

Reasons:

The Council's resource management role is not limited to constraining resource uses because of their adverse environmental effects. The Council is in a key position to enable the uptake of opportunities to use and develop a range of resources in ways that are environmentally sustainable by providing information, and advocating or allowing appropriate resource development pathways. The Tasman District has significant growth opportunities because of its viable and diverse economic achievements and development potential. In the growing awareness worldwide of sustainability issues, new use opportunities that are compatible with sound resource management are likely to become increasingly favoured by local and international trading communities. This objective applies key aspects of the concept of sustainable resource management in Part II of the Act concerning enabling provision for social, economic and cultural wellbeing within sustainable limits.

General Objective 6

Protection and enhancement of significant natural, heritage and cultural values of resources.

Reasons:

The Tasman District contains many outstanding natural areas, features and landscapes with high biological, cultural and recreational values. These include coastal margins, water bodies, indigenous vegetation, and karst and mountain landscapes. Sites and areas of Maori or European historical significance are also present. Appropriate protection and enhancement of areas adjacent to and beyond the national conservation estate is desirable to assist in maintaining the District's rich heritage of natural and historic resources. This objective applies key resource management principles in Part II of the Act concerning the protection of the natural character of water margins, and significant natural and heritage values, particularly Maori heritage.

General Objective 7

Recognition and protection of significant traditional interests of the tangata whenua in relation to land, water, the coast and other taonga Maori.

Reasons:
The Council acknowledges the special place in our natural and cultural environment of Maori heritage and current Maori interests in protecting that heritage. These interests include regard for special sites and areas (wahi tapu), and the beliefs, values and principles (wanata, kaupapa) for the conservation of natural resources that are held by Maori, including those who are descended from original Maori tribes by right of occupation or conquest (tangata whenua iwi) in the District. Specific areas and resources are regarded by iwi as taonga or prized treasures, to be safeguarded for the future. The Treaty of Waitangi recognised the interests then held by Maori over resources. Despite the development of statutory powers and responsibilities for resource management, these traditional interests of Maori are still present and require recognition and protection. This objective applies principles in Part II of the Act concerning Maori traditional interests over resources, particularly under the Treaty of Waitangi.

General Objective 8

Open, responsive, fair and efficient processes for all resource management decision-making.

Reasons:
The Council is both a regional Council and a district Council and has substantial powers and responsibilities concerning resource management. Most public policies for resource management will be developed and delivered by Council, in concert with key government departments and other statutory authorities, as well as the community at large. Local government exists to provide for different values, rights and services that are chosen by the community, through appropriate processes. The Council acknowledges its responsibility to provide opportunities for the effective participation by all members of the community affected by Council actions. This means clear and open procedures, and adequate consultation with the community in the development of policy and the regulation of resource use activities. In these ways, planning intentions in the Tasman Regional Policy Statement and in all other resource management plans of Council become statements of both the Council and the community for local resource management. This objective applies duties under the Resource Management Act and the Local Government Act concerning good public process.

General Objective 9

Resolution of conflicts of interest in resource management between people in the community and within Council.

Reasons:
Most resource management issues are problems of social conflict over options for resource use, development or protection. Resolution involves establishing and enforcing the appropriate values, rights and responsibilities of the community over resources. Sound resource management requires an awareness of resource use conflicts of interest and a commitment to understand and seek their resolution through formal and informal means. Council as both manager and user of resources recognises the potential for conflicting interests and is committed to pursuing a clear, open and effective process to resolve such conflicts.

General Objective 10

Adequate knowledge and understanding of:

(i) resource and environmental systems and processes, their state of health and any changes to them; and

(ii) the suitability and effectiveness of resource management plans; and

(iii) the exercise of resource consents for sustainable management decision-making.

Reasons:
The Council needs to gain information and understand the nature of natural systems and environmental processes that may influence the quality and availability of natural resources. Sound resource management relies on sufficient relevant and reliable information in order to identify and address resource issues and reach justified decisions on resource policy and regulation of activities. This objective applies the duty under the Act to gather information, undertake research and monitor the environment and the implementation of resource management plans and resource consents.

PART 3: SIGNIFICANT RESOURCE MANAGEMENT ISSUES IN TASMAN DISTRICT

4.0 Tangata Whenua Interests

Whaia te iti kahurangi,
Ki te tuohu koe,
Me he maunga teitei.

Seek ye the treasures of your heart,
If you should bow your head,
Let it be to a lofty mountain.

4.1 Introduction

There have been many centuries of Maori settlement in Tasman District, particularly in areas with easy water access and fertile soils. There are six tangata whenua iwi, or Maori tribes with ancestral occupation rights, or rights by conquest, over areas or rohe in the District. These iwi are Ngati Rarua, Ngati Tama and Te Atiawa in Golden Bay and Tasman Bay, Ngati Koata and Ngati Kuia in eastern parts of Tasman Bay, and Poutini Kai Tahu in the south of the District. Ngati Apa preceded the former four iwi, and prior to Ngati Apa occupation, Ngati Tumatakokiri were tangata whenua. Ngati Kuia have remained tangata whenua in the area since earliest Maori occupation.

Today, Maori hold scattered areas of ancestral land, while most lands have passed into Crown or Pakeha ownership. Some areas have been retained in continuous Maori ownership. Many sites or areas are of value for their traditional or spiritual significance. These are wahi tapu. Many Maori in the District have associations with iwi who are not tangata whenua in the District.

Maori hold strong cultural and spiritual beliefs over the use and management of natural resources. Both long-standing occupation and use of these resources, and the affirmation of these interests and entitlements by the Treaty of Waitangi provide an important context for resource management in the District through the actions of the Council and the community at large. There is a growing awareness in the community of Maori interests, particularly regarding land, water and coastal resources.

Under the Resource Management Act the Council has a number of responsibilities and obligations towards Maori, over and above the general responsibilities in dealing with the interests of the community. These obligations are to be fulfilled through Council's resource management decision-making. They are:

(i) to recognise and provide for traditional Maori interests in their ancestral lands, water, wahi tapu and other taonga;

(ii) to take into account the principles of the Treaty of Waitangi;

(iii) to have particular regard to the concept of kaitiatikanga;

(iv) to consult with the tangata whenua of the District in the preparation of all resource management plans; and

(v) to have regard to any relevant planning document recognised by an iwi authority affected by any resource management plan.

The Council acknowledges the special place of Maori in the community through their long-standing connections with and use of natural resources. The philosophy and principles of Maori (wanata, kaupapa) in the management of resources are closely aligned with concepts in the Resource Management Act. These perspectives also have a spiritual dimension for Maori. The mauri, or the essential lifeforce, and wairua, or spiritual essence, of natural and physical resources, whether living or inanimate; the oneness of the natural and physical environment with the spiritual beings, Rangi and Papa and their uri, and with tupuna or ancestors, and through all these things, with

present day Maori themselves, are part of the kaupapa Maori to be understood and respected in pursuing sustainable resource management.
Retention by tangata whenua of tino rangatiratanga or traditional full tribal authority over key natural resources is recognised under the Treaty of Waitangi. Despite the development of government or kawanatanga, including statutory laws, such provision may be pursued under the Resource Management Act through a range of measures.

The matters that have been identified by Council and iwi as being of resource management significance in the District can be summarised as:

(i) the development of an ongoing relationship between tangata whenua iwi and Council concerning matters of resource management significance;

(ii) providing for and giving effect to the interests of tangata whenua iwi concerning the sustainable management of resources, including lands, waters, the coast, wahi tapu and other taonga;

(iii) ensuring that opportunities for commercial resource development interests of Maori are able to be pursued consistent with sustainable resource management.

4.2 Developing Relationships between the Tangata Whenua and Council

The Maori community belonging to tangata whenua iwi are not numerous in the District. There has been a recent history of contact between Council and iwi and consultation on particular matters. However, processes for communication to secure agreed approaches on resource management issues are still developing. There is a commitment to periodic dialogue through meetings between appropriate representatives of Council and the tangata whenua, convened at the initiative of either party. The Act has clear obligations on Council to consult on resource management policy issues and to see that its resource management decisions and actions account for tangata whenua interests as protected by the Treaty of Waitangi.

Council needs to consider in relation to the Treaty of Waitangi how sharing of responsibilities for the management of resources could develop. This need arises from the balancing of Council interests in government for resource management (kawanatanga), with the interests of the tangata whenua in exercising traditional authority (tino rangatiratanga) over traditionally valued and used resources. These interests extend beyond ancestral lands held by iwi.

There are a range of ways whereby communication between Council and the tangata whenua may develop into a role for tangata whenua in resource management. These ways include:

(i) meetings of representatives of iwi and Council and exchange of spoken or written views;

(ii) use of staff or officers to promote good communication;

(iii) representation of iwi on Council committees;

(iv) establishment and delegation to an appropriate iwi consultative committee, the authority to:
  (i) recommend resource management actions to Council;
  (ii) decide on certain resource management matters;

(v) transfer to appropriate iwi authority, the authority to:
  (i) recommend to the Council any matter for decision;
  (ii) carry out appropriate functions, powers or duties concerning resource management.

Council is concerned to see that the style of consultation followed and whatever relationship develops from that consultation, sits comfortably with both the tangata whenua iwi and with Council itself. The relationship which evolves between iwi and Council in Tasman District need not conform with ideas or practices developed elsewhere in the country.

Policy 4.1

The Council will pursue a process of consultation and participation in resource management between itself and the tangata whenua of the District.

Explanation and Reasons:

Council needs to consult iwi and incorporate tangata whenua interests in its resource management decision-making. Iwi have traditional values and rights concerning natural resources safeguarded by the Treaty of Waitangi. There are opportunities for iwi to pursue kaitiakitanga or stewardship of resources under Council control. It is important that Council and iwi develop a process of interaction that is acceptable for both parties.

Methods of Implementation:

(i) Council will continue to develop with tangata whenua iwi a process of consultation and negotiation on resource management interests and issues.

(ii) Council will establish in consultation with iwi, the appropriate potential for iwi representation, or delegation or transfer to iwi, concerning resource management responsibilities.

Anticipated Environmental Results:

(i) Increased incorporation in resource management decisions of tangata whenua kaupapa and tikanga (principles and practices).

(ii) Enhanced likelihood of sustainable management results.

Performance Monitoring Indicators:

(i) Satisfaction of tangata whenua with nature of process of consultation and with results.

(ii) Satisfaction of Council with nature of process of consultation and with results.

(iii) Evidence of enhanced relationship between tangata whenua and Council.

Addresses Issue 4.2.

4.3 Environmental Management Kaupapa and Tikanga

Maori hold many traditional philosophical views or principles concerning the management of the natural environment. Arising from such kaupapa are traditional practices and customs, or tikanga. These views and practices are both cultural and spiritual in nature. It is impossible to convey in a few English words the depth and variety of kaupapa Maori for environmental management, and associated tikanga Maori. A few key perspectives are particularly significant in relation to resource management today.

The concept of the mauri or spiritual essence of all things in the environment, is a key part of the single or unitary view of the natural world. From this concept flows the fundamental need to support and sustain the mauri in using all natural resources.

All natural environments - lands, waters, and the coast - are of great significance in the traditional Maori view of the world. Water is considered to be a basic essence of life to Maori. Water is part of all things, so its mauri is of great binding force amongst life and physical processes. Water has spiritual significance to Maori in relation to the creation of the environment, as expressed through Maori mythology. Through the creation process, many forms of water were generated. Each has a distinct mauri, and each form of water had distinctly separate uses or values, or was held to be tapu for those purposes. Keeping separate these forms of water was considered essential. Water held a source of food, and was used for drinking, bathing and for healing practices. Thus the concept of contamination includes to Maori, abhorrence of the mixing of human and other wastes with water, particularly water that could be used for food gathering or drinking. Tangata whenua held their mana whenua and mana moana (power or authority over land and water), spiritually given through their ancestry, to control these

resources through a range of practices to sustain the mauri of waters. Specific water bodies were regarded as taonga or treasures of the tangata whenua.
Restoration and enhancement of the life-supporting capacity of waters, and avoidance or mitigation of all forms of water contamination are directives under the Act fully in accord with Maori kaupapa perspectives.

Land or whenua is the origin of all Maori self-identity, both in cultural and spiritual terms. Whenua also means placenta, indicating both physical and spiritual sustenance provided by areas of ancestral land. Land provided home, forest and food resources, and became bound together with an iwi's sense of identity.

The coast provided an immensely important source of food or kaimoana for Maori. Still today the mana of iwi is closely tied to their ability to secure kaimoana for hui, tangi and other significant occasions. Traditional seafood collecting grounds are known as mahinga kai or mahinga mataitai.

An intricate system of customary practices or tikanga govern all uses of land, water, and coastal resources. In addition to maintaining water bodies as tapu for certain purposes, the Maori used the practice of rahui or imposing a ban or prohibition on the use of areas for collection of food. Rahui was an important means of conserving supplies or stocks of food and other resources, in order to sustain the mauri and so protect future uses.

Many traditional or spiritual associations with specific places developed great significance for Maori. These are wahi tapu or sacred places. These too have mauri and the mana of tangata whenua relies on special knowledge of their existence and significance. Protection of the physical and spiritual integrity of wahi tapu is a significant aspect of Maori kaupapa. Sites of former occupation by Maori as revealed by archaeological investigations naturally have significance also, and many are regarded as wahi tapu.

Tangata whenua were the custodians or kaitiaki of areas or valued resources. Mana was enhanced through successful ownership and management of areas of natural resources.

Traditional Maori kaupapa concerning the environment and its management has much in common with the sustainable management principles of the Resource Management Act. It is significant that many traditional values and perspectives according to Maori are also shared by many people in the wider community. To this extent, current Maori concerns about protection of freshwater and coastal resources from contamination or over-use are not uniquely Maori issues. They are matters of public concern where tangata whenua have added their significant cultural perspective, and Council must take heed of these concerns through the strong directives in the Act.

Policy 4.2

Council will seek protection of wahi tapu, water, ancestral lands, sites, coastal resources and other taonga from disturbance or contamination in a manner consistent with tangata whenua kaupapa and tikanga while acknowledging the significance of private interests in land and other resource users.

Explanation and Reasons:

Both the Act and kaupapa Maori require the management of land, water and coastal resources so as to sustain the life-supporting capacity of these resources. The Act also directs the protective management of sites or places of traditional or spiritual significance to tangata whenua. There is a need for such management to recognise the importance of the interests of landowners.

Methods of Implementation:

(i) The Council will develop appropriate policies and carry out methods including rules, investigations and reporting, and advocacy for sustainable practices, in all resource management plans, to ensure such protection.

(ii) Council will consult with and be guided by the tangata whenua in the development and implementation of these policies, including pursuit of appropriate methods of specified or otherwise assured protection of wahi tapu and archaeological sites.

(iii) Council will consult and will encourage tangata whenua also to consult with any landowner or resource user in circumstances where tangata whenua interests may affect, or be affected by, a use of land or other resource.

(iv) Council will consider appropriate delegations or transfers of responsibilities to tangata whenua for such protective management.

Anticipated Environmental Results:

(i) Enhanced quality of water and coastal resources in relation to tangata whenua and general community expectations.

(ii) Reduced risk of damage to values associated with wahi tapu or archaeological sites.

Performance Monitoring Indicators:

(i) Rate of change of quality of water and coastal resources in relation to expressed tangata whenua expectations.

(ii) Incidence of abuse or damage to values associated with wahi tapu, natural resources or areas regarded as significant taonga by the tangata whenua.

Addresses Issue 4.3.

4.4 Commercial Interests of Iwi

There are a number of situations in the District where iwi or iwi-based organisations seek to develop land, water or coastal resources in a commercial manner. Sometimes these commercial aspirations face constraints imposed by a combination of history or the availability of resources. Two such situations have particular resource management significance for iwi.

In the Motueka/Riwaka Plains and Moutere areas of the District, iwi-based organisations own or administer large tracts of land, largely through perpetual leasehold arrangements. Legislation constrains the ability of the Maori lessors to manage the leases. Since the creation of such lands as Maori reserved land, the Maori owners have had no direct influence in its management and have simply been recipients of nominal rents. The establishment of trust boards and incorporations such as Wakatu Incorporation and the former Whakarewa School Trust Board to administer the lease arrangements did little to free up the direct control by iwi of their ancestral lands. The leaseholders or lessees were able to develop such lands for variety of productive purposes. Water rights have been held by some lessees for such purposes and give significant value to the lands concerned. In some situations, no water permit exists in relation to particular parcels of land. The concern of the two iwi organisations, Wakatu Incorporation and now the Ngati Rarua-Atiawa Iwi Trust, is that there is no legal connection between land ownership and the holding of a consent to take or use water for production on that land. A lessee might not use the current water permit and have it lapse or be cancelled. If this happened, the available water could be reallocated by Council. Alternatively the lessee could seek to transfer the permit for exercise at another site away from the Maori reserved lands and for private financial gain. Where no water permit is held by anyone in relation to particular lands, it might be difficult for the Incorporation or the Trust to hold new permits necessary to irrigate all such lands, because they would be unable to exercise them directly. In all these cases, the Maori lands concerned might suffer reduced authorised access to water for commercial crop production. The Council can seek to ensure through planning policy and decisions on water rights, including transfers of water permits from site to site, that opportunities for access to water for such lands remain, either through water permits or through water allocation provisions. This issue is particularly significant for Maori land under perpetual leasehold tenure. With privately held land there is a single holder of both land and access to water.

A further issue of commercial significance is the provision of opportunities for coastal resource development through aquaculture. Commercial fishing opportunities for Maori have been provided for under the Maori Fisheries Act 1989, the Treaty of Waitangi (Fisheries Claims) Settlement Act 1992 and the Fisheries Amendment Act (No.2) 1992, by the government, in recognition of entitlements to fisheries resources acknowledged by the

Treaty of Waitangi and preserved by former provisions of the Fisheries Act 1983. But opportunity to use coastal space for aquaculture in Golden Bay and Tasman Bay has been significantly limited through prohibitions made under marine farming legislation in 1984 and in force until Council's Regional Coastal Plan is operative. The concern of iwi is that they have interests in areas of coastal space for commercial aquaculture and seek to have areas of space allocated to them. Certain areas of the coast in Golden Bay of traditional significance to tangata whenua are excluded from use for aquaculture and may become maitaitai reserves or taiapure, under Fisheries Regulations. However, iwi seek some certainty in the provision of new opportunities for use of coastal space for commercial aquaculture purposes.

In the issues described, tangata whenua have a legitimate expectation that Council resource management policy will not disadvantage commercial interests of iwi compared with other commercial interests, in publicly administered resources such as water or coastal space. It is appropriate also for Council to consider the need for taking actions that ensure access to such resources for tangata whenua if there is a significant likelihood of disadvantage resulting, despite such policies. Tangata whenua entitlements to traditionally used resources such as land, water and the coast that were confirmed by the Treaty of Waitangi, have been substantially diminished by laws and the development of New Zealand since the signing of the Treaty. One key principle of the Treaty of Waitangi derived by the Courts and the Waitangi Tribunal is that of adequate protection of Maori in the use of their resources, to the fullest extent practicable. The Council as a statutory agent of the Crown, has an implicit obligation to anticipate and respond to situations where a degree of protection of iwi interests is necessary. Such protection could properly extend to commercial as well as non-commercial interests. Clearly, a careful appraisal of all relevant considerations would be essential before such initiatives were to be taken by Council.

Policy 4.3

The Council will ensure that tangata whenua interests in commercial uses of land, air, water and the coast are not disadvantaged relative to others, and will consider provision for access to such resources where necessary and appropriate.

Explanation and Reasons:

Opportunities for the tangata whenua to develop resources now under public administration may be constrained by historical or other circumstances. The Treaty of Waitangi means that actions may need to be taken by Council to ensure that resource use opportunities can be taken up by the tangata whenua.

Methods of Implementation:

(i) In developing resource management plans, the Council will consider the need to provide for equality of opportunity between commercial interests of iwi and other commercial interests.

(ii) Where situations require it, Council will also consider the need to provide any additional protection of such interests so that they may be effectively and appropriately realised.

Anticipated Environmental Results:

(i) No material disadvantage to tangata whenua in realising their interests in water or the coast by reason of explicit Council policy.

(ii) Successful uptake by iwi of commercial uses of water and the coast.

Performance Monitoring Indicators:

(i) Degree of satisfaction of the tangata whenua in resource management plans in relation to access to water and the coast.

(ii) Degree of satisfaction of Council in its provision for active protection of iwi interests in water and the coast.

Addresses Issue 4.4

5.0 Urban Development

5.1 Introduction

The District contains ~~over thirty small urban settlements~~ twenty urban and rural centres, most in a rural setting - only two towns, Motueka and Richmond, have populations of over 8000~~5000.~~ The physical locations and urban development issues are quite varied. Most settlements are coastal, and many have historic heritage features. The ~~Urban~~ population~~s~~ ~~is~~ ~~are~~ increasing at a significant rate in ~~Motueka and~~ Richmond in particular. ~~and in many smaller settlements in the Waimea area and in Golden Bay. A few of the inland towns including Tapawera and Murchison have slightly declined in numbers in recent years.~~ This section deals with the following urban development issues:

(i) Providing sufficient housing and business land capacity to meet demand of the urban environment

(ii) A lack of variety of homes

(iii) Private plan changes can trigger out of sequence or unanticipated development that may not be consistent with providing a well-functioning urban environment

~~(i)~~(iv) Allocating the use of high quality lands adjacent to urban areas;

~~(ii)~~(v) Managing natural hazard risks to urban growth;

~~(iii)~~(vi) Water allocation for urban growth;

~~(iv)~~(vii) Cross-boundary conflicts between adjacent urban and rural areas;

~~(v)~~(viii) Urban expansion in areas of natural coastal character;

~~(vi)~~(ix) Managing urban transport systems and urban development.

~~(vii)~~(x) Maintenance and enhancement of the quality of the urban environment.

5.2 Urban Development Issues

Issue 5.1

Allocation of High Quality Periurban Lands

Urban expansion onto adjacent areas of highly productive soils in some parts of the District has resulted in their irreversible loss. Horticulture is a significant economic activity in Tasman District and areas of highly versatile land for horticultural or other high value uses are limited. These areas are adjacent to the significant urban centres of Richmond, Motueka and Takaka. Where there is continuing urban growth, especially in centres adjoining areas of high quality soils, a means of sustaining the potential of the land resource to meet the needs of future urban dwellers and horticulturalists has to be found. This may require a slowing of growth on the urban fringe by encouraging more medium density development in the core of the major centres, or by containing peripheral growth. Continued peripheral growth may divert public funds needed to upgrade existing infrastructure.

~~The principal benefit of containment of urban boundaries in Richmond, Motueka and other centres is that existing investment in horticulture can continue and the supply of limited horticultural land is not diminished. Also, extension of service infrastructure to fringe areas is not required. Containment could itself encourage the more efficient use of present urban space such as through multi-unit housing in some settlements where there is unmet demand. But if no additional land is provided on the fringe there will be more demand for resubdivision of existing lots and there are likely to be costs in upgrading existing services to cope with the increased demand. The cost of new sections is also likely to rise through scarcity of sections. Resubdivision, if not carefully managed, can cause a loss of amenity values such as large sections with trees and older dwellings. However, some people may perceive a loss of lifestyle choice if a continued supply of suburban sections is not provided.~~

~~Managed urban expansion of the main centres must ensure that greenhouse gas emissions from transport can be reduced and there is improved access to jobs, services and amenities.~~ Urban expansion must ~~also~~ be managed to ensure that existing investment in horticulture can continue, and the supply of horticultural land is not rapidly diminished. A focus on both intensification and medium-density housing around the existing main centres will both encourage the more efficient use of land and meet demand for different types of housing, preventing affordability from further deteriorating. ~~New urban development needs to provide for quality urban design, while recognising and allowing for amenity values of the urban and built form, in areas planned for intensification, to develop and change over time in response to diverse and changing needs of people, communities and future generations.~~

Issue 5.1A

Urban Growth ~~and~~, Infrastructure, and Additional Infrastructure

The population of Tasman District has grown significantly in recent years, being the fastest growing region in New Zealand between 2018-2023, its population increasing by 5,420 people or 10.3%. Almost half of this growth was in the Richmond ward. Historically growth has been accommodated by urban expansion in Tasman District. Under the National Policy Statement on Urban Development, Tasman shares a tier 2 urban environment with Nelson. Recent Future Development Strategies have considered different growth patterns and the most recent Future Development Strategy adopted a spatial strategy of largely consolidating growth along State Highway 6 between Atawhai and Wakefield, while also providing growth opportunities for Māpua and Motueka and some of Tasman's rural towns. Tasman has a statutory obligation to provide sufficient housing and business land capacity in its urban environment to meet expected demand. The Future Development Strategy identified objectives for growth, to minimize environmental effects and create a well- functioning urban environment. The Future Development Strategy seeks to achieve the objectives as a whole and this may require a balance to be found sometimes between competing objectives. There is a need to provide for urban growth ~~and~~, infrastructure and additional infrastructure that meets the social, cultural and economic needs of a diverse population, while at the same time ensuring that important environmental and cultural values are protected. Managed urban expansion of the main centres must ensure that greenhouse gas emissions from transport can be reduced and there is improved access to jobs, services and amenities.

Issue 5.1B

VARIETY OF HOUSING

Recent assessments show a consistent shortfall of supply of small attached dwellings, relative to demand, such as semi- detached (duplex) houses, terraced houses or apartments.
Council needs to provide for a range of housing types including opportunities for medium density dwellings with quality urban design outcomes and papakāinga. This could help address pressure on housing availability and unaffordability, as well as accessible dwellings with an ageing population.

Issues 5.1C

Unanticipated or Out of Sequence, Significant Urban Development Capacity

The adopted Future Development Strategy provides a 30 year spatial plan, developed jointly by Tasman District and Nelson City Councils and ngā iwi in the Nelson Tasman region. Tasman has experienced growth pressures in recent years and its urban environment has grown significantly, particularly Richmond. Tasman consistently ranks as one of the least affordable places in the country for housing, relative to average household incomes. Three yearly housing and business assessments prepared under the NPS UD jointly with Nelson City Council provide a picture of the housing and business land demand and capacity in the shared tier 2 urban environment. While the District Plan, Future Development Strategy, adopted structure and masterplans provide a spatial pattern for future growth or 'planned urban built form' under the NPS-UD, the NPS UD also requires Council also to be responsive to unanticipated or out of sequence plan change proposals within the urban environment, in certain circumstances.

Addressed by Objectives 5.1, 6.1 and Policies 5.1, 6.1.
Related issue is Issue 6.1.

Issue 5.2
Natural Hazards to Urban Development

Continued urban development brings pressure to develop less physically suitable land, especially if there is also a pressure to protect high quality soils. The District is especially susceptible to the natural hazards of flooding, land instability, coastal erosion, coastal inundation, tsunami, liquefaction, active faults and earthquake shaking. Urban development should be discouraged from such areas. Global sea level rise will exacerbate existing problems of coastal erosion and coastal inundation in the District. There is a need to identify areas at risk from ~~flooding, instability, erosion and earthquake shaking~~ natural hazards. The issue is then the levels of risk reduction that should be imposed on urban development, by avoiding or restricting development in such areas. High levels of reduced risk would mean community expenditure in structural protection or in restricting urban development of hazard-prone areas. Alternatively, lower levels of risk reduction would allow individuals to develop in areas at risk but with mitigation measures being required where practicable.

Addressed by Objectives 5.2, 11.1 and Policies 5.2, 11.1, 11.2, 11.3, 11.4
Related issues are Issues 11.1, 11.2, 11.3, 11.4.

Issue 5.3
Water Allocation for Urban Growth

Increased urban population growth is placing increased demands on finite underground water supplies. Provision of an adequate supply of water will enable urban areas to continue to grow. In Motueka, access to water is restricted through limited reticulation and shallow well extraction. In Richmond, the quality of the groundwater supply could be improved. However, the water resource must be allocated to all significant uses, and within the sustainable limits of the resource. There is a need to allocate an appropriate amount of available water for residential and industrial purposes. As well, horticultural demands need to be considered. Unless restricted, continued urban growth will require further allocation of available water. Investigating alternative supplies and producing education material for the public on the need to use the limited water resource efficiently, are further ways of resolving this issue.

Addressed by Objectives 5.3, 7.1 and Policies 5.3, 7.2, 7.3, 7.5.
Related issue is 7.1.

Issue 5.4
Urban/Rural Boundary Conflicts

The District is an important horticultural area and conflicts often arise on the urban boundary between urban activities and the adverse effects of rural activities such as agrichemical spraying; smoke nuisance and contamination from domestic fires and burning of farming, orchard, forestry or industrial waste; operating bird scarers and hail guns; planted shelter belts; and stock farming such as piggeries. This issue also extends throughout rural areas where there are cross-boundary conflicts between rural properties.

Similar conflicts may occur with some industries, the effects of which may be acceptable in a rural location but not in an urban area. That is, either the amenity of the urban neighbourhood of the industry would be reduced, or the industry be required to meet urban environmental performance standards.

Addressed by Objectives 5.2, 6.3 and Policies 5.4, 6.2.
Related issue is Issue 6.4.

Issue 5.5
Coastal Development

Coastal land is in demand for residential and tourist developments. Some coastal land in Golden Bay, Abel Tasman, Kaiteriteri, Mapua-Ruby Bay is a highly valued landscape and recreational resource for residents and visitors to the District. Special landscapes and natural areas need identification and protection from the effects of urban settlement encroachment and rural-residential development.

Addressed by Objectives 5.2, 9.6 and Policies 5.5, 9.7.
Related issue is Issue 9.7.

Issue 5.6
Effects of Land Transport Activities and Urban Development on Each Other

The current land transport system is a roading network in urban and rural areas, maintained to standards in accord with expected traffic usage. Most use of this system is by private vehicles. Major routes carry high proportions of heavy vehicles as well. The use of roads generates noise, emissions, use of fossil fuel, and creates traffic safety risks and sometimes traffic congestion. The reliance on roads for private vehicle use continues and reinforces the pattern of roading extension and roading maintenance, with continued high public expenditure. This pattern influences the progressive form of urban development, including its extent and location and the area of urban land physically covered by roads. Urban development can create adverse effects on the efficiency and safety of the roading network. Changes in traffic flow resulting from redevelopment and redistribution of land use activities in urban areas, ribbon development (as at Wakefield and Motueka), sporadic residential properties (as at Hope, Riwaka and Motupipi), and the need to construct urban by-pass routes, demonstrate some of these adverse effects. Other ways of delivering transport services to the community besides providing roads for private vehicle usage include provision for pedestrian and cycle traffic, and support for urban passenger transport services. The issue is how to provide for a mix of transport services to avoid or minimise the adverse effects of roads and their current uses on urban development, and how to manage urban growth to maintain the efficiency and safety of roads.

Addressed by Objectives 5.4, 12.2 and Policies 5.6, 5.7, 12.5.
Related issue is Issue 12.3.

Issue 5.7
Maintenance and Enhancement of the Quality of the Urban Environment

Growth of the District's main urban centres brings new residential, commercial and industrial activities. Business areas including main retail streets require upgrading and enhancement of pedestrian facilities and attractions. Commercial and small site industrial areas can share many features in common with residential areas in order to blend and attract new businesses. Industrial development with relatively large site requirements has visual, noise, heavy traffic and other environmental effects that require avoiding, remedying or mitigating through land allocation, buffering and performance standard setting. New urban development needs to provide for quality urban design, while recognising and allowing for amenity values of the urban and built form, in areas planned for intensification, to develop and change over time in response to diverse and changing needs of people, communities and future generations.

All areas of urban development require an appropriate standard of provision of network utility services to enhance convenience, safety, communications and other generally essential functional and amenity values. The location and form of such services may generate space, visual, land disturbance and other adverse effects that also require management.

As urban areas grow and change, there is a risk that the vibrancy and efficiencies of town centres may be compromised by sprawling or ad hoc developments.

Acknowledgement of the role and function of existing town (and neighbourhood centres in the larger towns) including their contribution to the wider urban environment context may assist to retain and enhance the vibrancy, and efficiencies of town centres as compact hubs of economic, social and cultural activity and to realise efficiencies relating to the maintenance, upgrades and extension of network infrastructure.

Funding for environmental enhancement measures must be apportioned between land subdividers and developers, and the community at large through the Council.

Issues arise in deciding how much and in what way, private developers should pay towards improvements, as well as in establishing the environmental performance requirements for urban activities. Different people may benefit from requirements or improvements in different parts of urban centres. Within the residential areas the benefits of environmental enhancement are primarily for those who live there. In the main commercial areas and the main access routes, the benefits are to all those using these areas, including tourists.
The smaller communities may provide retail, health, educational and other services, some degree of employment for the resident labour force, a social centre for the local community, and a prime location for contractors and other businesses directly associated with agricultural and forestry production. Many small towns have areas with historical character or other amenity features. In allowing development in small settlements, care must be taken to ensure that the essential character of the town is maintained.

Existing as well as new urban activities can degrade the physical qualities of the urban environment, through the effects of traffic, air contamination from smoke and other emissions including noise, and visual appearance. There is a need for such adverse effects to be managed through siting, design and other performance requirements.

Addressed by Objective 5.5 and Policy 5.7.

5.3 Urban Development Objectives

Objective 5.1

Avoidance of the loss through urban development, of the potential of land having high productive value to meet the needs of future generations.

REASONS:
Allocation of periurban land for urban expansion rather than for high value production activities is an irreversible community cost. Urban expansion should minimise the extent of encroachment onto land with such qualities unless there are significant community benefits.

Objective 5.1A

(1) Sufficient housing and business land capacity is available in ~~the urban environment~~ Tasman's Urban Environment to meet demand while protecting important environmental and cultural values applying a risk-based approach that identifies and responds to natural hazards.

(2) For the period 2024 to 2054, the minimum sufficient development capacities for housing - the housing bottom line ~~in the Tasman portion of the Nelson-Tasman Tier 2 Urban Environment~~ Tasman's Urban Environment, including the competitiveness margin, are provided, as set out in Table 5.1A~~:~~:

~~Note:~~

~~The minimum sufficient development capacities to meet housing demand, including the competitiveness margin, over a 30-year period are:~~
Table 5.1A: Housing bottom lines for Tasman's Urban Environment (number of dwellings)

Urban Environment	**Short Term Years 1-3 (2024-2027) Number of Dwellings**
Richmond	355
Brightwater	79
Māpua/Ruby Bay	68
Wakefield	82
Motueka	238
Total	**822**

Urban Environment	Medium Term Years 4-10 (2028-2034) Number of Dwellings
Richmond	1,027
Brightwater	211
Māpua/Ruby Bay	162
Wakefield	216
Motueka	535
Total	**2,151**

Urban Environment	Long Term Years 11-30 (2035-2054) Number of Dwellings
Richmond	2,480
Brightwater	681
Māpua/Ruby Bay	404
Wakefield	659
Motueka	1,257
Total	**5,481**

REASONS:
Council has a statutory obligation to provide for growth in its urban environment. The housing bottom lines in Table 5.1A are derived from the 2024 Housing and Business Assessment. Strategic planning is undertaken regularly to ensure that opportunities and constraints to growth are evaluated, important cultural values are recognised and provided for, ~~and~~ impacts on the natural environment are minimised, and natural hazards are identified and managed via a risk-based approach.

Objective 5.1B

Towns have a diverse range of housing types, including medium-density housing and papakāinga, that achieve quality urban design outcomes.

REASONS
Quality medium density residential development can improve housing choice and have a number of environmental benefits including reduced greenhouse gas emissions from transport by reducing urban expansion, improved access to jobs, services and amenities and enabling the retention of highly productive land for horticulture. Council's housing and business assessments have indicated that its Māori population continues to grow and is projected to further increase, but that the proportion of applicants on the Ministry of Social Development's public housing register is significantly higher than the proportion of Tasman's population identifying as Māori. It is important for Tasman to have housing options that meet the needs of Māori residents.

Objective 5.1C

Tasman's ~~u~~Urban Environments ~~centres~~ grow and develop in accordance with a planned built urban form that is well-functioning, supported by efficient and effective infrastructure services, additional infrastructure and a well-connected transport network, while remaining responsive to unanticipated or out of sequence plan change proposals, where those proposals would supply significant development capacity.

REASONS
Council has planned strategically for future urban development in its Future Development Strategy and annual implementation plans. Council has also adopted structure plans and masterplans for certain towns which provide further clarity on the scale and location of expected development. The Future Development Strategy contains objectives for future urban development that were subject to a special consultative procedure. These have shaped Council's approach to growth and development, that seeks to achieve a planned built urban form that is well-functioning. While this strategic planning is in place, Objective 5.1C also gives effect to the NPS UD which also requires Council to be responsive to out of sequence or unanticipated plan change proposals for urban development, where those proposals would add significantly to development capacity. Council recognises

that developers play a key role in providing for growth and there may be occasions when proposals not anticipated by the Council could provide significant capacity.

Addresses Issues 5.1, 6.1; achieved by Policies 5.1, 6.1.

Objective 5.2

Avoidance, remedying or mitigation of the adverse effects arising from urban development locating or expanding in:

(i) hazard-prone areas; and
(ii) coastal areas; and
(iii) areas where the amenity standards of adjacent rural activities would not be accepted in an urban context; and

(iv) areas of natural character, outstanding natural features and landscapes, significant indigenous vegetation or fauna, or other heritage values; and

(v) Wetlands, lakes, rivers, and their margins.

REASONS:
Urban development can create adverse effects for individuals and communities when certain locations are chosen. These include risks from natural hazards, compromising the natural character of coastal areas, and boundary conflicts with adjacent intensive rural land uses. Such effects need to be avoided, remedied or mitigated to an appropriate degree.

Addresses Issues 5.2, 5.4, 5.5, 6.3; achieved by Policies 5.2, 5.4, 5.5, 6.3.
Related objectives are Objectives 9.6, 11.1.

Objective 5.3

Urban development that is consistent with the limited availability of water for all abstractive purposes.

REASONS:
Continued urban growth needs an adequate supply of water for residential and industrial purposes. But limits to water availability may require efficient use of water including conservation measures, alternative supplies, or restrictions on urban growth in order to sustain the supply.

Addresses Issues 5.3, 7.1; achieved by Policies 5.3, 7.2, 7.3, 7.5.

Objective 5.4

A safe and efficient urban transport system.

Reasons:
Both urban activities and road networks interact and can create problems of efficiency and safety, particularly in expansion of urban areas. Reliance on the roading network can use up space, extend urban areas and can overlook other ways of establishing a safe and efficient transport system. There is a need to ensure appropriate interactions between urban form and location and the transport system that services urban areas, including the role that public and active transport can play and the benefits of a range of transport modes.

Addresses Issues 5.6, 12.3; achieved by Policies 5.6, 5.7, 12.5.

Objective 5.5

Maintenance and enhancement of urban environmental quality, *including* ~~amenity values and~~ *the character of small towns* while recognising and allowing for amenity values of the urban and built form, in areas planned for intensification, to develop and change over time.

Reasons:
Amenities are sought by the community in all areas of the urban environment, including improvements to existing areas. ~~such as business areas. Enhancing the appearance and design of buildings and adjacent spaces, as well as avoiding, remedying or mitigating any adverse effects of their uses, are important in urban environmental quality~~ New urban development needs to provide for quality urban design but some urban development may detract from amenity values appreciated by some people but improve amenity values for others, including future generations, by providing increased and varied housing densities and types. The NPS UD recognises this and states that amenity values, are not of themselves an adverse effect.

Addresses Issues 5.7; achieved by Policy 5.7.

Objective 5.6

Avoidance, remedying or mitigation of the adverse effects of the form and location of urban development on efficient transmission and use of all forms of energy.

REASONS:
Urban areas are areas of human activity where energy transmission and use is concentrated and which place demands on the means of generating energy. The location and form of urban areas can have a significant effect on the cost of generating and transmitting energy and the efficiency of energy use in the community.

Addresses Issues 5.7, 12.2; achieved by Policies 5.1, 5.7, 12.2.

5.4 Urban Development Policies and Methods

Policy 5.1

Except where necessary to achieve Policies 5.1A, ~~and~~ 5.1B and 5.1BA, Council will avoid the loss of land of high productive value in allowing for further urban development, while having regard to:

(i) the efficient use of resources including land, infrastructure, and energy;

(ii) the quality of the urban environment including:

(a) access to services;

(b) water and air quality; and

(c) amenity values~~, while recognising amenity values of the urban and built form, in areas planned for intensification, develop and change over time.~~

(iii) The need to provide sufficient urban development capacity to meet expected demand within the urban environment, including a range of housing choices and there are no other reasonably practicable and feasible options.

Explanation and Reasons:
The main urban areas of Motueka, Richmond and Takaka as well as some smaller settlements are located on fertile plains that also have a favourable climate for biological production. Such land is a finite resource and urban development is encroaching onto it. High value production in the Tasman District is a major contributor to the national and regional economy and existing operations are likely to be displaced by continued urban development unless it is contained.

Methods of Implementation:
(i) The Council will develop policies and rules in the District Plan and make decisions on resource consent applications to ~~establish locational limits to urban areas~~ enable housing intensification in towns and enable the efficient use of land.

(ii) The Council will develop service provision plans and will provide for private contributions to services in the District Plan, to manage the rate and locational extent of utility services including roads, water supply, sewerage and stormwater extensions.

Anticipated Environmental Results:

(i) Urban intensification and efficient use of new development land.~~Foreclosure of the historical trend of urban encroachment on high quality lands.~~

(ii) ~~Urban infill~~ Housing intensification and consolidation and progressive rationalisation of utility service networks within defined urban areas.

Performance Monitoring Indicators:

(i) Pattern of ~~urban~~ expansion and urban intensification over time in relation to:

(a) ~~historical urban boundaries~~ implementation of the Future Development Strategy; and

(b) area of high quality land not occupied by urban land uses.

Policy 5.1A

~~Council will zone sufficient residential and business land capacity to meet expected demand in its urban environment;~~ When zoning land and when preparing or reviewing the Future Development Strategy, outline spatial plans, and masterplans, the Council will ~~using spatial planning tools that~~ seek ~~to achieve the following overall~~:

(i) An urban form that supports reductions in greenhouse gas emissions ~~by integrating land use and transport~~;

(ii) ~~Consolidation and intensification of E~~existing main commercial centres are consolidated and intensified, and supported by a network of smaller centres;

~~(iii) Main commercial centres are supported by a network of smaller centres;~~

(iv) New housing is focused in areas where people have good access to jobs, services and amenities including by public and active transport and in locations where people want to live;

(v) Enable a variety of homes ~~A range of housing choices are provided~~ that meet different needs of the community, including papakāinga and smaller, more affordable options;

(vi) Urban development that is integrated with infrastructure planning and funding,~~New infrastructure is planned, funded and delivered efficiently to integrate with growth~~ and existing infrastructure is used efficiently;

(vii) Sufficient public open space, reserves and other community facilities are provided;

(viii) Impacts on the natural environment are minimised and opportunities for restoration are realised;

(ix) Tasman's Urban Environment is resilient to ~~and can adapt to~~ the likely current and future effects of climate change;

(x) Tasman's Urban Environment is resilient to the risk of natural hazards by applying a risk-based proportionate approach;

(xi) Highly productive land is prioritised for primary production; ~~and~~

(xii) ~~Revive and enhance t~~The mauri of te Taiao is revived and enhanced;

(xiii) New housing areas are planned and located to avoid, remedy or mitigate reverse sensitivity and incompatibility effects with existing business activities; and

(xiv) The efficient provision of aggregate resources necessary to support urban development and infrastructure is recognised and provided for.

EXPLANATION AND REASONS:

Council has a statutory obligation to provide for growth within its urban environment, but it plans to do this while ensuring that important environmental and cultural values are protected. ~~The objectives of policy 5.1 were~~

~~developed during preparation of the Future Development Strategy, consulting~~ Much of Policy 5.1A is developed from the objectives of the Future Development Strategy, which was prepared in consultation with the community, iwi, stakeholders and the elected members. They reflect how Council wants to provide for growth in the urban environment, taking into account relevant directions in national policy documents.

The outcomes are to be achieved as a whole. No outcome takes priority over another, and not every outcome will be achieved to the same degree in every location. How they are balanced in a particular case is determined through the Future Development Strategy, structure plans, masterplans and changes to the Tasman Resource Management Plan.

METHODS OF IMPLEMENTATION

(i) Future Development Strategy Annual Implementation Plan

(ii) Three yearly Housing and Business Assessment

(iii) Annual NPS UD Monitoring report

(iv) Council's growth model and Long Term Plans

(v) Changes to the Tasman Resource Management Plan

~~(vi) Annual monitoring of net gain of dwellings from brownfield intensification~~

~~(vii)~~(vi) Outline Spatial Plans ~~and other spatial planning tools~~, structure plans and masterplans

ANTICIPATED ENVIRONMENTAL RESULTS

(i) Reduced expansion of new urban zoning onto highly productive land

(ii) Increased numbers of dwellings provided by intensification ~~in the urban environment~~Tasman's Urban Environment

(iii) Sufficient residential and business land capacity is zoned to meet expected demand in Tasman's Urban Environment

PERFORMANCE MONITORING INDICATORS

Conclusions of:

(i) Future Development Strategy Annual implementation plan

(ii) NPS UD annual monitoring report

(iii) NPS UD three yearly housing and business assessments

(iv) Annual monitoring of net gain of dwellings from brownfield intensificiation

Policy 5.1B

(1) Within ~~the Tasman part of the Nelson Tasman Tier 2 urban environment (Richmond, Brightwater, Wakefield, Māpua, Motueka),~~Tasman's Urban Environment, the scale and location of new urban development shall be consistent with already zoned land, ~~or~~ the Future Development Strategy, or adopted masterplans or structure plans.

(2) New residential and business development shall be managed by Council in accordance with the sequencing set out in the latest Future Development Strategy annual implementation plan, integrated with infrastructure planning and funding decisions.

EXPLANATION AND REASONS

Policy 5.1B sets out the planned position for urban growth in Tasman's Urban Environment. New urban development is expected to be consistent with already zoned land, the Future Development Strategy, or adopted masterplans or structure plans, and to be sequenced in accordance with the Future Development Strategy

annual implementation plan and integrated with infrastructure planning and funding decisions. This gives effect to Objective 6 of the NPS UD, which seeks that local authority decisions on urban development are integrated with infrastructure planning and funding decisions and are strategic over the medium and long term. For the avoidance of doubt, development already anticipated through operative zoning provisions is not considered unanticipated development for the purposes of Policy 5.1BA.

METHODS OF IMPLEMENTATION:

(i) Future Development Strategy and Future Development Strategy annual implementation plan

(ii) Adopted structure plans and masterplans

(iii) Changes to the Tasman Resource Management Plan

(iv) Council's Long Term Plan and Infrastructure Strategy

Policy 5.1BA

(1) Where a plan change proposes unanticipated or out of sequence urban development ~~is proposed~~ in ~~the Tasman urban environment via a plan change~~ Tasman's Urban Environment, Council will have particular regard to whether the proposed development would add significantly to development capacity ~~where the following unranked criteria are met and therefore the urban development proposal may be considered 'significant':~~ .

(2) A plan change adds significantly to development capacity where:

~~(i)~~(a) ~~The extent to which t~~The scale and location of the proposed development would contribute to a well-functioning urban environment and the efficient use of land; and

~~(ii) Whether the proposals contain highly productive land, unless it is required to provide sufficient development capacity to meet expected demand, there are no other reasonably practicable and feasible options and the environmental, social, cultural and economic benefits outweigh the long term environmental, social, cultural and economic costs; and~~

~~(iii)~~(b) The proposal is well-connected along a range of transport mode corridors, or would be large enough to support a range of transport modes in the future; and

~~(iv) Whether the development provides quality urban design outcomes and~~

~~(v)~~(c) Adequate new infrastructure is planned and funded by the developer and delivered to integrate with committed infrastructure investments by local or central government (including crown entities and agencies); and

~~(vi)~~(d) The scale of the development is large enough to make a significant contribution to identified demand ~~and/~~or a shortfall of the type of housing or business floorspace identified in Council's latest Housing and Business Assessment or NPS UD annual monitoring report~~; the proposal;~~ and

(e) The proposal would not lead to a capacity shortfall in another urban land use ~~as a consequence; as such the proposal may be considered to significantly add to development capacity; and~~.

(3) In addition, the plan change must demonstrate that:

(a) The proposal does not contain highly productive land, unless it is required to provide sufficient development capacity to meet expected demand, there are no other reasonably practicable and feasible options and the environmental, social, cultural and economic benefits outweigh the long term environmental, social, cultural and economic costs; and

(b) The development provides quality urban design outcomes; and

~~(vii)~~(c) The consolidation of t~~T~~he commercial centre of Richmond ~~is consolidated and~~ supported by a network of smaller towns and villages, is not undermined; and

~~(viii)~~(d) Adverse effects on the natural environment are minimised and opportunities for restoration are realised; and

~~(xi)~~(e) the natural character of the coastal environment is preserved, maintained and enhanced and that natural character is protected from adverse effects of inappropriate subdivision, use~~;~~ and development; and

~~(x)~~(f) The proposal does not adversely affect freshwater bodies including groundwater recharge and riparian function; and

~~(xi)~~(g) The proposed development is resilient to natural hazards and likely current and future effects of climate change; and

~~(xii)~~(h) Early engagement with Ngā Iwi demonstrates that the development does not adversely affect places of cultural heritage significance to Māori and preserves the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

EXPLANATION AND REASONS

Policy 5.1BA provides transparency by ~~listing unranked criteria that Council would have particular regard to, where~~ setting out the criteria for determining whether a plan change that proposes unanticipated or out of sequence urban development ~~is proposed via a plan change~~ adds significantly to development capacity, and the matters that plan change must also demonstrate. This pathway does not apply to resource consents. A proposal that meets the criteria could potentially add significantly to development capacity. Unanticipated or out of sequence urban development refers to proposals that are not on already zoned land or are inconsistent with the Future Development Strategy, adopted structure or master plans or site sequencing in the Future Development Strategy annual implementation plan. Policy 5.1BA implements policy 8 and clause 3.8(3) of the NPS UD. The criteria above either implement the NPS UD or the Future Development Strategy objectives, the latter of which have been through a special consultative procedure under the Local Government Act.

METHODS OF IMPLEMENTATION:

Council will have particular regard to plan change proposals for urban development, where they provide significant development capacity and meet the criteria in policy 5.1BA above.
Such proposals will be expected to provide an assessment against the criteria set out in policy 5.1BA as potentially adding significantly to development capacity.
Policy 5.1BA will need to be implemented continuously as and when relevant requests for plan changes are made.

Anticipated Environmental Results for Policies 5.1b and 5.1ba:

(i) increased housing and business land capacity in locations that contribute to a well-functioning urban environment.
(ii) urban development integrated with infrastructure and transport networks, reducing reliance on private vehicles.
(iii) reduced encroachment on highly productive land and improved resilience to natural hazards and climate change.
(iv) enhanced quality of urban design and protection of cultural and environmental values.

PERFORMANCE MONITORING INDICATORS FOR POLICIES 5.1B AND 5.1BA

Conclusions of:
(i) Future Development Strategy Annual implementation plan
(ii) NPS UD annual monitoring report
(iii) NPS UD three yearly housing and business assessments
(iv) Outcomes of private plan changes for urban development.

POLICY 5.1C

Council will establish and maintain a hierarchy for existing commercial centres across the district that provides a focus for retail, commercial, community and entertainment activities and that serves the social, cultural, economic and environmental needs of the community.

EXPLANATION AND REASONS:

A hierarchy of commercial centres provides structure and context to the role and function of the urban areas across the district (as well as within the largest towns) and associated network infrastructure services, particularly transport. It provides a clear framework within which public and private investment can be prioritised and made as well as providing a basis for the regeneration and intensification of activities. The hierarchy comprises the Metro, Town and Local Centres identified in the Tasman Resource Management Plan.

~~Significant commercial development that may undermine existing Local Centres as compact, vibrant and focal points of commercial and community activity is not envisaged.~~

Significant commercial development that may undermine the role and function of ~~the~~ existing Metro, ~~and~~ Town ~~centres~~ and Local Centres as compact, vibrant and focal points of commercial and community activity is not envisaged.

METHODS OF IMPLEMENTATION

Provisions in the ~~District Plan~~ Tasman Resource Management Plan that:

- identify the spatial form of commercial centres through zoning on the planning maps; and
- provide a policy and rule framework ~~that supports the management of~~ for managing the different categories of commercial centres.

Anticipated Environmental Results:

(i) Consolidation and enhancement of existing commercial centres as vibrant, compact hubs of economic and social activity.
(ii) Efficient use of infrastructure and transport networks through a clear hierarchy of centres.
(iii) Reduced risk of ad hoc or sprawling development that undermines town centre vitality.
(iv) Improved opportunities for regeneration and intensification within identified centres.

PERFORMANCE MONITORING INDICATORS

Town centre audits and health checks
Commercial development is occurring within commercial centres identified in the district plan and substantially in accordance with the policy and rule framework that supports the management of the different categories of commercial centre.

Implements Objectives 5.1, 6.1, to address Issues 5.1, 6.1.
Related policies are Policies 5.4, 5.7, 12.2.

Policy 5.2

The Council will avoid locating new urban development in areas subject to natural hazards, except that extensions in areas that are so subject may be allowed provided adequate mitigation measures are undertaken.

Explanation and Reasons:

There are community benefits in avoiding or limiting human occupation of hazard-prone areas as both public and private assets may be put at risk through such occupation. In some situations it may be appropriate to allow individuals to occupy areas at risk provided that such risks may be mitigated to an adequate standard and that no significant public costs are likely to be incurred in cleanup after hazard events.

Methods of Implementation:

(i) The Council will develop policies and rules in the District Plan and make decisions on resource consent applications to:

(a) provide for urban activities away from areas subject to natural hazards, after investigating the nature and extent of natural hazard risks; and

(b) specify the requirements and standards for risk reduction in areas subject to natural hazards where development is or will be allowed.

(ii) The Council will provide to the public information on the nature and extent of natural hazard risks.

(iii) The Council will limit provision of publicly funded utility services in areas subject to natural hazards to an extent consistent with risk reduction measures that have been or will be carried out.

ANTICIPATED ENVIRONMENTAL RESULTS:

(i) Reduction in likelihood of damage to private and community urban assets in the District.

PERFORMANCE MONITORING INDICATORS:

(i) Incidence of damage from hazard events affecting new urban areas.

Implements Objectives 5.2, 11.1, to address Issues 5.2, 8.1, 11.1, 11.2, 11.3, 11.4.
Related policies are Policies 8.1, 11.1, 11.2, 11.3, 11.4.

Policy 5.3

Council will allocate sufficient water for urban development that incorporates water conservation measures, consistent with the provision for other abstractive uses, while maintaining instream and life-support values of available water resources.

Explanation and Reasons:

The availability of fresh water is limited and urban supply uses compete with other productive uses of the water. It is necessary for community wellbeing to have adequate water for urban development*, but sustainable management of available water may require limits to be placed on urban growth, unless more efficient use of urban water or alternative supplies raise such limits.*

Methods of Implementation:

(i) The Council will develop allocation policies and rules in regional plans for water management for the Waimea catchment and the Motueka/Riwaka Plains and make decisions on resource consent applications to establish water supply limits for urban and other abstractive uses, including irrigation, that incorporate requirements for efficient use of such supplies.

(ii) The Council will develop water supply service plans, including conservation measures, to address urban expansion requirements.

(iii) The Council will provide educational programmes to avoid wastage of water.

Anticipated Environmental Results:

(i) ~~Urban e~~Expansion and urban intensification ~~consistent with enhanced water conservation measures~~ and sustainable supply of water for urban, irrigation and natural ecosystem needs.

Performance Monitoring Indicators:

(i) Adverse effects of providing water supplies to new urban development on irrigation and other abstractive uses, and instream and life support values of relevant water resources.

Implements Objectives 5.3, 7.2, to address Issues 5.3, 7.1.
Related policies are Policies 7.2, 7.3, 7.4.

Policy 5.4

The Council will avoid, remedy or mitigate adverse effects across property boundaries, especially between urban and rural land use or development, including effects of:

(i) noise;

(ii) odour;

(iii) shelter-belts (microclimate and biological effects);

(iv) contaminant discharges;

(v) fire risk.

Explanation and Reasons:

A number of predominantly intensive rural land use activities may create adverse effects for adjacent residential or community activities on the urban fringe. Examples of these conflicts are shading from shelterbelts, agrichemical spray drift, offensive odours, noise and fire hazard from flammable vegetation. Certain urban activities in rural areas may also generate adverse boundary effects for adjacent properties. Emissions from the burning of wastes occur from both urban and rural activities. The Council seeks to manage the adverse effects where neighbour or community conflicts are likely.

Methods of Implementation:

(i) The Council will develop policies and rules in regional and district plans and make decisions on resource consent applications to:

(a) establish environmental performance standards for limiting the effects of agrichemical spray discharges, planted shelterbelts, noise, emissions from burning, offensive odours from stock farming and other significant cross-boundary effects; and

(b) require locational buffers between adjacent rural and urban activities or appropriate locations for specified urban activities within rural areas; and

(c) require where necessary, buffers around national parks, reserves, and land administered and held under the Conservation Act 1987 and listed in the First Schedule of that Act, and other areas of significant natural and heritage value, to mitigate adverse effects from activities on adjoining land; and

(d) have regard to existing rural activities and their standards of effects management in implementing (a), (b) and (c) above.

(ii) The Council will provide information on land management methods that avoid, remedy or mitigate adverse effects across property boundaries.

(iii) The Council will promote good practices in the carrying out of specified rural activities that may generate adverse effects across property boundaries for adjacent urban and rural areas.

Anticipated Environmental Results:

(i) Reduction in extent, incidence and severity of adverse cross-boundary effects of rural activities on adjacent urban communities, and urban activities in rural areas.

Performance Monitoring Indicators:

(i) Surveyed and reported incidence of conflicts across periurban property boundaries.

Implements Objectives 5.2, 6.3, to address Issues 5.4, 6.4.
Related policies are Policy 6.2, 6.4.

Policy 5.5

The Council will protect the natural character of the coastal environment from adverse effects of further urban development, including effects on:

(a) natural features and landscapes, such as headlands, cliffs and the margins of estuaries;

(b) habitats such as estuaries and wetlands;

(c) ecosystems, especially those including rare or endangered species or communities;

(d) natural processes, such as spit formation;

(e) water and air quality;

having regard to the:

(i) rarity and representativeness;
(ii) vulnerability or resilience;
(iii) coherence and intactness;
(iv) interdependence; and
(v) scientific, cultural, historic or amenity value;

of such features, landscapes, habitats, ecosystems, processes and values.

Explanation and Reasons:

The Act requires the preservation of the coast's natural character and its protection from inappropriate development. Coastal land is a finite resource and an important tourism and recreation resource. There is a continuing demand for residential development on coastal land, but the appropriateness of new urban development must be carefully examined in relation to natural values.

Methods of Implementation:

(i) The Council will develop policies and rules in the District Plan and make decisions on resource consent applications to contain and manage the effects of any further urban development of coastal areas.

(ii) The Council will promote the protection of the natural values of the coast and require reserves to be set aside as necessary or negotiate with the land owners to purchase.

(iii) The Council will develop policies and rules in the Regional Coastal Plan and make decisions on resource consent applications to protect natural areas of foreshore or seabed consistent with provisions in its District Plan.

Anticipated Environmental Results:

(i) Protection of key areas of natural character adjacent to existing coastal settlement areas.

(ii) Containment of the extent of coastal settlements.

Performance Monitoring Indicators:

(i) Incidence of further urban development adjacent to natural areas on the coast.

(ii) Extent of natural areas on the coast formally protected.

Implements Objectives 5.2, 9.6, to address Issues 5.5, 9.7.
Related policy is Policy 9.7.

Policy 5.6

Council will avoid, remedy, or mitigate the adverse effects of:

(i) urban development on the safe and efficient operation of land transport resources, including effects on:
(a) their accessibility;

(b) principal road corridors;

(c) alternative modes of transport; and

(ii) the provision and operation of the land transport system on:

(a) the amenity, convenience, health and safety of people in urban communities;

(b) the health of ecosystems; and

(c) the quality of air, water and soil resources.

Explanation and Reasons:

Urban development and its accompanying land transport network need to be co-ordinated to avoid, remedy or mitigate adverse effects on each other. Urban expansion may create adverse effects for land transport networks by reducing opportunities for efficient, accessible and safe use of roads, footpaths, walkways, or cycleways. It is also necessary to ensure that extensions to roading networks avoid or minimise interference with the safety and convenience of residential neighbourhoods.

Methods of Implementation:

(i) The Council will develop policies and rules in the District Plan and make decisions on resource consent applications that provide for:

(a) appropriate location, form, and layout of urban expansion, including the establishment and retention of distinct edges to urban areas, particularly where there are principal land transport corridors;
(b) appropriate standards of design for roads, accessways, footpaths, walkways and cycleways;

(c) appropriate financial contributions from developers towards land transport services;

(d) evaluation of gains and losses where urban expansion or transport systems may affect natural features or ecosystems.

(ii) Council will provide for roading and other urban transport networks in a manner consistent with its Regional Land Transport Strategy, Regional Public Transport Plan and Walking and Cycling Strategy.

(iii) Council will investigate the scope for better provision for public passenger transport in and between urban areas.

Anticipated Environmental Results:

(i) Provision of safe, efficient and accessible networks for urban transport users in urban expansions or redevelopments.

(ii) Avoidance or mitigation of unsafe or inconvenient living environments in existing and new urban areas, arising from transport networks.

Performance Monitoring Indicators:

(i) Reported satisfaction of urban residents with land transport network performance.

(ii) Surveyed changes in travel time, roadside noise, incidence of accidents in urban areas.

(iii) Changes in availability of a choice of urban transport modes.
(iv) Reduction in pollution from vehicle emissions.

Implements Objectives 5.4, 12.4, to address Issues 5.6, 12.3.

Related policy is Policy 12.5.

Policy 5.7

Council will seek to enhance urban environmental quality, having regard to:

(i) the design and appearance of buildings and spaces;

(ii) vegetation and open space;

(iii) heritage sites and values;

(iv) pedestrian facilities and traffic management;

(v) noise levels and air quality;

(vi) the relationship between the urban area and the values of its adjoining landscapes.

while recognising amenity values of the urban and built form, in areas planned for intensification, develop and change over time.

Explanation and Reasons:

The many generally small urban and rural centres in the District provide a choice of urban lifestyles and contain many urban features of amenity or heritage value, including community and other services as well as historic character. The Council seeks to protect and enhance urban amenities following urban upgrading or expansion, to maximise the attractions of towns for residential, business and tourist activity while at the same time maintaining the special and unique character of these communities and their environs and recognising amenity values of the urban and built form, in areas planned for intensification, develop and change over time. The Council also seeks to avoid, remedy or mitigate adverse effects on the physical qualities of towns, such as noise, air contamination, traffic and visual effects.

Methods of Implementation:

(i) The Council will develop policies and rules in the District Plan and make decisions on resource consent applications to require appropriate standards of environmental performance, amenity and network utility service provision, buildings and open spaces in urban development or redevelopment, including financial contributions to be made by developers.

(ii) Council will consider providing funds to help maintain heritage buildings and sites.

(iii) Council will provide material to promote recognition, protection and enhancement of the amenity and aesthetic values of the towns of the District.

Anticipated Environmental Results:

(i) Continued retention and enhancement of existing services and amenities in the District's small towns and main urban centres.

Performance Monitoring Indicators:

(i) Extent of retention of existing businesses, heritage buildings, town populations.

(ii) Surveyed satisfaction of town residents with quality of amenities and services.

Implements Objective 5.5, to address Issue 5.7.
Related policy is Policy 12.5.

6.0 LAND RESOURCES

6.1 Introduction

Tasman District has an area of 966,500 hectares of land that does not include foreshore or seabed. Most of this area is hilly or mountainous; over 60 percent is land in the national conservation estate (conservation areas or national parks). In physiographic terms, the District consists of:

(i) mountains in the south, west and east;

(ii) upland hills of Moutere Gravel between Motueka and Waimea Rivers;

(iii) lowland valleys and plains of the coastal margins of both Tasman and Golden Bays, including the Waimea, Moutere and Motueka Plains and the Takaka and Aorere River Plains.

Significant land use activities on rural land not in Crown ownership include pastoral farming, forestry and horticulture. Soils in the District are generally poorly fertile, leached hill soils, except for more fertile alluvial soils of the plains and valleys. Land of high productive value comprises approximately 5 percent of the District's land area.

In its simplest terms, the land resource of the District constitutes space for human activities, and contains productive soils and sites, minerals and natural habitats, and supports a variety of natural and modified physical and biological processes. The District's pattern of natural areas, human settlements, farms and forests constitutes an extremely valuable location and landscape for living, production and recreation by both residents and visitors.

The Act allows the Council to consider and address in the Tasman Regional Policy Statement, issues relating to:

(i) the effects of any use, development or protection of land which are of regional significance;

(ii) the control of land use for the purposes of soil conservation, water management, natural hazards or hazardous substances management.

Since the Council is both a regional council and a district council, matters of "regional significance" are identical to matters of "district significance". This allows many significant land resource management issues to be dealt with by the Tasman Regional Policy Statement, as well as by the Council's District and Regional Plans.

The Council's views on the meaning of significant issues are given in Section 1.3 on page 7 of the Tasman Regional Policy Statement.

The following is a summary of land resource issues addressed in this section of the Tasman Regional Policy Statement. Aspects of many of these issues are also water, river, contamination or hazards issues that are addressed in other sections of the Tasman Regional Policy Statement.

(i) There is limited land in the District of high quality or value for biological production. It is subject to increasing demand from a wide variety of competing land uses.

(ii) There is a need to manage the subdivision of rural land so that progressive fragmentation of land for biological production or other activities is an efficient and sustainable use of the land's production potential.

(iii) The District's areas of indigenous vegetation, including indigenous riparian vegetation, provide habitats for indigenous plants and animals and may contribute to soil conservation and water quality maintenance, and to natural landscapes in the District. These areas may have significant amenity, heritage and other cultural values. Their protection and enhancement is important but can conflict with the productive uses of such lands in private ownership.

(iv) Some effects of rural activities are potentially significant on adjacent rural land users or on the environment. Particular cross-boundary conflicts include the effects of shelter belts, agrichemical spray drift, noise from bird and hail control systems and offensive odours.

(v) Contaminant discharges from many rural activities have a potentially adverse cumulative effect on water quality for supply or life-support purposes, as well as on soil quality. While direct or point sources of contaminants can be readily identified and controlled, indirect or diffuse discharges are more difficult to identify or manage.

(vi) Significant reduction in surface water and groundwater availability can occur through plantings and growth of tall vegetation cover.

(vii) Soil erosion and resultant sedimentation in water bodies occurs naturally but can be accelerated or caused by soil or vegetation disturbance in farming, forestry, mining and urban earthworks activities. Soil damage or loss resulting from land disturbance activities may have significant adverse effects on downstream resources, properties or assets or on the long term productivity of the land.

(viii) There are significant animal and plant pests in the District. The risk of spread of bovine tuberculosis by possums in presently clean areas (for example, Golden Bay), and the control of TB infected possums in other areas (for example, Murchison) is a concern. Plant pests include Johnson Grass, Nassella Tussock, Old Man's Beard and other weeds, particularly in some areas.

(viii) The margins of waterbodies (riparian lands) provide access to the river, often have significant natural values and serve as a buffer between land use activities and river processes, for conservation, recreation and flood protection purposes. The Act requires margins to be managed, particularly for all these purposes, and often there may be conflicts between any of these values and use of riparian margins for stock or crop production, or mineral extraction.

(ix) Mineral resources are of economic importance in the region. Their accessibility may be affected by other land uses. Extraction and processing of minerals are likely to have adverse effects which need to be managed.

6.2 Land Resource Issues

Issue 6.1

Sustaining the High Quality Land Resource

Land has a number of natural and physical features which are in various combinations and conditions throughout the District.

These features include:

(i) type of soil;
(ii) soil's physical characteristics including soil depth, inherent fertility, structure;
(iii) drainage;
(iv) topography;
(v) climatic features:
(a) ground temperatures;
(b) sunshine hours;
(c) frost incidence and severity;
(vi) effects of nearby landforms;
(vii) naturally occurring soil moisture or water availability for irrigation.

These features contribute to the land's inherent or existing productive value. A very small proportion of the District's land resource can be described as having a high inherent productive value where its natural and physical features are such that they provide optimum conditions in the district for plant or animal production. Such lands may also be suited to a range of land uses that are not associated with plant or animal production,

such as residential or urban uses. Other lands in the District may also have inherent productive value, but because they are limited in respect of any of the above natural or physical features, their productive value is not high although it may still be significant.

The history of settlement has meant that most service centres and arterial roads are located close to lands with high productive values. While this is a locational advantage for the productive use of these lands, it may continue the demand for non-productive activities such as urban expansion or large site residential uses.

The classification system for productive land in the Tasman District has assessed 5.4% of the area of the District as being versatile or very versatile. These areas are contained within current floodplains or low terraces adjacent to the Waimea, Moutere, Motueka, Riwaka, Takaka and Aorere rivers. This land has few limitations and is suited to a wide variety of primary productive or other high value activities including horticulture, stock or crop farming, plantation forestry or farm forestry, mineral extraction where minerals may be found, rural-residential, residential, other urban activities, recreation and amenity activities. Risks or limitations for these activities may include flooding risk and limited water availability. In most cases competing uses of this land are mutually exclusive and many activities may result in the irreversible loss or compromise of the area for productive purposes. This can arise through covering of soil by structures, roads, or damage to the soil by earthworks, or by the cumulative effects of land fragmentation where economic as well as physical availability of the land area is progressively restricted.

Where no Council action is taken, competing demands and limited availability of such land areas may force the value of the land to higher levels and pressure for intensive land use will develop. Demand for activities to be allowed on high quality land is likely to continue and intensify in the future. While the social benefits of productive activities may be similar to benefits from non-productive activities, the irreversible loss of the production values of this land will be a long term community cost.

Addressed by Objectives 5.1, 6.1 and Policies 5.1, 6.1.
Related issues are Issues 5.1, 6.2.

(Unchanged or irrelevant text omitted.)