

## PC22D – Appendix 1- Assessing the Appropriateness of the Objectives PC22D

### Operative Objective 1/Proposed Objective 1

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Objective 1</b>	To ensure that subdivision of land and buildings in urban areas is consistent with integrated management of the use, development and protection of land and other natural and physical resources.	<i>No change recommended</i>
<b>Relevance</b>		
Directly related to resource management issue?	Issues 1, 3 and 6.	
Will achieve one or more aspects of the purpose and principles of the RMA?	Gives effect to s5 of the RMA.	
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	It is not inconsistent with these matters.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	RPS Policy 3-7(c).	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes, this objective provides a test against which, alongside the relevant policies, can assist decision makers when assessing and determining an application for subdivision in the urban area.	
Meets sound principles for writing objectives? (specific; state what is to be achieved where and when; relate to the issue; able to be assessed)	Yes, it states what is to be achieved (subdivision that is integrated with the development of land and other physical and natural resources) and where (the urban area). It does not specifically state when, however this objective will have long-term relevance and usefulness.	
Consistent with other objectives?	Yes, it is consistent, and together with the other subdivision and land use objectives provides an assessment and decision-making framework.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measureable and how would its achievement be measured?	This is a narrative objective, but it is measurable in that subdivision activity can be assessed against it and a judgement could be formed as to whether it has been achieved, on a case-by-case and more spatial basis. As stated above, it has long term relevance and usefulness.	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved	See above.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Objective 1</b>	To ensure that subdivision of land and buildings in urban areas is consistent with integrated management of the use, development and protection of land and other natural and physical resources.	<i>No change recommended</i>
sometime in the future?		
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes. The Council has the power, under the RMA, to regulate subdivision and land use activity. It also has powers under the RMA and the LGA to ensure that subdivision and associated land use is supported by the appropriate level of infrastructure and services.	
What other parties can the Council realistically expect to influence to contribute to this outcome?	Developers and landowners, and also communities affected by subdivision activity.	
What risks have been identified in respect of outcomes?	The objective seeks to manage the risk associated with uncontrolled or unmanaged subdivision. There is a risk that the objective could result in conservative decision making in respect of discretionary or non-complying subdivision activity. However, this risk is considered to be extremely low.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	Yes. The costs associated with the implementation of this objective are incorporated within the typical costs of subdividing and developing land. The associated benefits are environmental and social, and will contribute to the wider aims of the Council.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Developers and land owners wishing to subdivide, and communities affected by subdivision.	

### **Operative Objective 2**

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 2/Proposed Objective 3</b>	To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.	<i>No change recommended.</i>
<b>Relevance</b>		
Directly related to resource management issue?	Issues 1, 2, 3 and 6.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 2/Proposed Objective 3</b>	To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.	<i>No change recommended.</i>
Will achieve one or more aspects of the purpose and principles of the RMA?	Gives effect to s5 of the RMA.	
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	It is not inconsistent with these matters.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	RPS Policy 3-7(c). Proposed introduction of a new policy to encourage subdivision design and layout that will take into consideration the shape, orientation and aspect of sections so as to create building sites and outdoor amenity areas which have a northward orientation to enable access to solar energy and passive solar gain, will give effect to Policy 3-7(b) of the RPS.	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes, this objective provides a test against which, alongside the relevant policies, can assist decision makers when assessing and determining an application for subdivision in the City.	
Meets sound principles for writing objectives? (specific; state what is to be achieved where and when; relate to the issue; able to be assessed)	Yes, it states what is to be achieved (subdivision that is cognisant of physical and natural resources and which avoids, remedies or mitigates adverse environmental effects) and where (in the City). It does not specifically state when, however this objective will have long-term relevance and usefulness.	
Consistent with other objectives?	Yes.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measurable and how would its achievement be measured?	This is a narrative objective, but it is measurable in that subdivision activity can be assessed against it and a judgement could be formed as to whether it has been achieved, on a case-by-case and more spatial basis. As stated above, it has long term relevance and usefulness	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved sometime in the future?	See above.	
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes. The Council has the power, under the RMA, to regulate subdivision and land use activity. It also has powers under the RMA and the LGA to ensure that subdivision and associated land use is supported by the appropriate level of infrastructure and services so as to avoid, remedy or mitigate adverse effects on the environment. The direction in the RPS also indicates what the Council's responsibilities are in respect of subdivision outcomes, particularly in respect of energy efficiency.	
What other parties can the	Developers and landowners, and also communities affected by subdivision activity.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 2/Proposed Objective 3</b>	To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.	<i>No change recommended.</i>
Council realistically expect to influence to contribute to this outcome?		
What risks have been identified in respect of outcomes?	The new proposed policy regarding passive solar gain and access to solar energy may be considered as an additional cost to subdivision activity, or a risk to subdivision. However, the policy seeks only to encourage the consideration of these matters at early stages of development, when it is generally most cost-effective to incorporate such measures if the site is suitable. The risks associated with the implementation of this objective are considered to be low.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	Yes. The costs associated with the implementation of this objective are generally incorporated within the typical costs of subdividing and developing land. The associated benefits are environmental and social, and will contribute to the wider aims of the Council.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Developers and land owners wishing to subdivide, and communities affected by subdivision.	

### **Operative Objective 3**

Objective 3 and related policies 3.1 – 3.6 were introduced to the Plan as part of PC 15A. This plan change was accompanied by a s32 evaluation which provided the Council's justification for the provisions. These provisions have subsequently been heard and tested as part of the Hearings and Appeals process. Given this, and that PC 15A has only recently been heard and adopted, Objective 3 and related provisions will not be reviewed or evaluated as part of this plan change.

### **Operative Objective 4**

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 4</b>	To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.	<i>No changes proposed.</i>
<b>Relevance</b>		
Directly related to resource management issue?	Issue 2.	
Will achieve one or more aspects of the purpose and principles of the RMA?	Part II section 5 and s6(d) of the RMA.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 4</b>	To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.	<i>No changes proposed.</i>
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	This objective is not inconsistent with these provisions of the RMA.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	Section 77 of the RMA provides the Council with the authority to include rules in its Plan to provide for esplanade strips in certain circumstances.	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes. The objective is clear as to what needs to be achieved. The policies are very clear on where and in what circumstances the esplanade strips will be provided.	
Meets sound principles for writing objectives? (specific; state what is to be achieved where and when; relate to the issue; able to be assessed)	Yes, the 'what' is very clear in the objective. The 'where' in the objective is more specifically provided for in the associated policies. The objective is an ongoing, long-term objective, and will be triggered on a case-by-case subdivision activity basis.	
Consistent with other objectives?	Yes. It is consistent with the suite of objectives of subdivision.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measureable and how would its achievement be measured?	See above.	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved sometime in the future?	See above.	
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes, the RMA gives the Council the powers to include provisions in its Plan to achieve esplanade strips. Providing for public access along waterbodies is also enshrining in s6 of the RMA.	
What other parties can the Council realistically expect to influence to contribute to this outcome?	Landowners and developers wishing to subdivide adjacent to certain waterbodies in the City.	
What risks have been identified in respect of outcomes?	The risks associated with the outcomes are considered to be extremely low, considering the statutory direction for the provision of esplanade strips.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater	Subdivision which triggers the requirement for an esplanade strip, and which cannot, or does not seek, a waiver under policy 4.3 of the Plan, will incur a cost in providing the esplanade strips. However, the benefits are	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 4</b>	To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.	<i>No changes proposed.</i>
benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	consistent with those sought by the RMA in s77 and s6 and are considered to outweigh the costs.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Landowners and developers wishing to subdivide adjacent to certain waterbodies in the City; people wishing to access freshwater bodies for cultural, social and recreational purposes.	

#### **Operative Objective 5**

Objective 5 and the majority of its related policies were introduced to the Plan as part of Plan Change 15. This plan change was accompanied by a s32 evaluation which provided the Council's justification for the provisions. These provisions have subsequently been heard and tested as part of the Hearings and Appeals process. Given this, and that Plan Change 15 has only recently been heard and adopted, Objective 5 and related provisions will not be reviewed or evaluated as part of this Plan Change.

**Operative Objective 6**

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 6</b>	To enable the development of small and medium sized industrial activities within the Midhurst Street Industrial Area (which is a greenfields development) in a coordinated and integrated fashion and to ensure that appropriate access and services are in place at the earliest stage of development and ensuring that adverse effects on other activities in the vicinity are avoided, remedied or mitigated	
<b>Relevance</b>		
Directly related to resource management issue?	Issues 1, 2, 3 and 6.	
Will achieve one or more aspects of the purpose and principles of the RMA?	Gives effect to s5 of the RMA.	
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	It is not inconsistent with these matters.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	RPS Policy 3-7(c).	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes, this objective provides a test against which, alongside the relevant policies, can assist decision makers when assessing and determining an application for subdivision in the Midhurst Street Industrial Area.	
Meets sound principles for writing objectives? (specific; state what is to be achieved where and when; relate to the issue; able to be assessed)	Yes, it states what is to be achieved and where, and the outcomes anticipated. It does not specifically state when, however this objective continues to have relevance and usefulness as the Midhurst Street Industrial Area is still being developed.	
Consistent with other objectives?	Yes, it is consistent, and together with the other subdivision and land use objectives provides an assessment and decision-making framework.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measureable and how would its achievement be measured?	This is a narrative objective, but it is measurable in that subdivision activity can be assessed against it and a judgement could be formed as to whether it has been achieved on a case-by-case basis. As stated above, it continues to have relevance and usefulness.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 6</b>	To enable the development of small and medium sized industrial activities within the Midhurst Street Industrial Area (which is a greenfields development) in a coordinated and integrated fashion and to ensure that appropriate access and services are in place at the earliest stage of development and ensuring that adverse effects on other activities in the vicinity are avoided, remedied or mitigated	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved sometime in the future?	See above.	
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes. The Council has the power, under the RMA, to regulate subdivision and land use activity. It also has powers under the RMA and the LGA to ensure that subdivision and associated land use is supported by the appropriate level of infrastructure and services.	
What other parties can the Council realistically expect to influence to contribute to this outcome?	Developers and landowners, and also communities affected by subdivision activity.	
What risks have been identified in respect of outcomes?	The objective seeks to manage the risk associated with uncontrolled or unmanaged subdivision. There is a risk that the objective could result in conservative decision making in respect of discretionary or non-complying subdivision activity. However, this risk is considered to be extremely low.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	Yes. The costs associated with the implementation of this objective are incorporated within the typical costs of subdividing and developing land. The associated benefits are environmental and social, and will contribute to the wider aims of the Council.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Developers and land owners wishing to subdivide, and communities affected by subdivision.	

**Operative Objective 7**

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 7</b>	<p>To ensure that development of the Napier Road Residential Area proceeds in a manner that:</p> <ul style="list-style-type: none"> <li>• provides for and protects sustainable and efficient land transport connectivity and integrated development</li> <li>• is sensitively designed to enable a safe and appropriate interface with the adjoining conservation and amenity zone and state highway network</li> <li>• avoids or mitigates the adverse effects of flooding and stormwater, including managing the effects of the associated flood hazard avoidance or mitigation measures</li> <li>• minimises any adverse landscape effects on the surrounding rural environment and landscape features of the site</li> <li>• enhances and restores the natural features of the site, with sensitive integration of stormwater design and the ecological functioning of the oxbow wetland</li> <li>• provides for an integrated extension of the urban boundary and contributes towards the City's short term residential growth</li> </ul>	
<b>Relevance</b>		
Directly related to resource management issue?	Issues 1, 2, 3 and 6.	
Will achieve one or more aspects of the purpose and principles of the RMA?	Gives effect to s5 of the RMA.	
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	It is not inconsistent with these matters.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	RPS Policy 3-7(c).	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes, this objective provides a test against which, alongside the relevant policies, can assist decision makers when assessing and determining an application for subdivision in the Napier Road Residential Area.	
Meets sound principles for writing objectives? (specific; state	Yes, it states what is to be achieved and where, and the outcomes anticipated. It does not specifically state when, however this objective continues to have relevance and usefulness as the Napier Road Residential Area is still	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 7</b>	<p>To ensure that development of the Napier Road Residential Area proceeds in a manner that:</p> <ul style="list-style-type: none"> <li>• provides for and protects sustainable and efficient land transport connectivity and integrated development</li> <li>• is sensitively designed to enable a safe and appropriate interface with the adjoining conservation and amenity zone and state highway network</li> <li>• avoids or mitigates the adverse effects of flooding and stormwater, including managing the effects of the associated flood hazard avoidance or mitigation measures</li> <li>• minimises any adverse landscape effects on the surrounding rural environment and landscape features of the site</li> <li>• enhances and restores the natural features of the site, with sensitive integration of stormwater design and the ecological functioning of the oxbow wetland</li> <li>• provides for an integrated extension of the urban boundary and contributes towards the City's short term residential growth</li> </ul>	
what is to be achieved where and when; relate to the issue; able to be assessed)	being developed.	
Consistent with other objectives?	Yes, it is consistent, and together with the other subdivision and land use objectives provides an assessment and decision-making framework.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measureable and how would its achievement be measured?	This is a narrative objective, but it is measurable in that subdivision activity can be assessed against it and a judgement could be formed as to whether it has been achieved on a case-by-case basis. As stated above, it continues to have relevance and usefulness.	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved sometime in the future?	See above.	
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes. The Council has the power, under the RMA, to regulate subdivision and land use activity. It also has powers under the RMA and the LGA to ensure that subdivision and associated land use is supported by the appropriate level of infrastructure and services.	
What other parties can the Council realistically expect to influence to contribute to this outcome?	Developers and landowners, and also communities affected by subdivision activity.	
What risks have been identified in respect of outcomes?	The objective seeks to manage the risk associated with uncontrolled or unmanaged subdivision. There is a risk that the objective could result in conservative decision making in respect of discretionary or non-complying	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 7</b>	<p>To ensure that development of the Napier Road Residential Area proceeds in a manner that:</p> <ul style="list-style-type: none"> <li>• provides for and protects sustainable and efficient land transport connectivity and integrated development</li> <li>• is sensitively designed to enable a safe and appropriate interface with the adjoining conservation and amenity zone and state highway network</li> <li>• avoids or mitigates the adverse effects of flooding and stormwater, including managing the effects of the associated flood hazard avoidance or mitigation measures</li> <li>• minimises any adverse landscape effects on the surrounding rural environment and landscape features of the site</li> <li>• enhances and restores the natural features of the site, with sensitive integration of stormwater design and the ecological functioning of the oxbow wetland</li> <li>• provides for an integrated extension of the urban boundary and contributes towards the City's short term residential growth</li> </ul>	
	subdivision activity. However, this risk is considered to be extremely low.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	Yes. The costs associated with the implementation of this objective are incorporated within the typical costs of subdividing and developing land. The associated benefits are environmental and social, and will contribute to the wider aims of the Council.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Developers and land owners wishing to subdivide, and communities affected by subdivision.	

### **Operative Objective 8**

Objective 8 and related policies 8.1 - 8.4 were introduced to the Plan as part of Plan Change 15. This plan change was accompanied by a s32 evaluation which provided the Council's justification for the provisions. These provisions have subsequently been heard and tested as part of the Hearings and Appeals process. Given this, and that Plan Change 15 has only recently been heard and adopted, Objective 8 and related provisions will not be reviewed or evaluated as part of this Plan Change.

**Operative Objective 9**

<b>Operative Objective 9</b>	<b>Operative Objective</b>	<b>Proposed Objective</b>
	To avoid subdivision within the Braeburn Industrial Area to ensure land and any on-site self-services infrastructure remains in single ownership and does not provide for the wider industrial land demand of the City	
<b>Relevance</b>		
Directly related to resource management issue?	Issues 1, 2, 3 and 6.	
Will achieve one or more aspects of the purpose and principles of the RMA?	Gives effect to s5 of the RMA.	
Relevant to Māori environmental issues? (sections 6(e),6(g),7(aa), 8)	It is not inconsistent with these matters.	
Relevant to statutory functions or to give effect to another plan or policy (i.e., NPS, RPS)?	RPS Policy 3-7(c).	
<b>Usefulness</b>		
Will effectively guide decision-making?	Yes, this objective provides a test against which, alongside the relevant policies, can assist decision makers when assessing and determining an application for subdivision in the Braeburn Industrial Area.	
Meets sound principles for writing objectives? (specific; state what is to be achieved where and when; relate to the issue; able to be assessed)	Yes, it states what is to be achieved and where, and the outcomes anticipated. It does not specifically state when, however this objective continues to have relevance and usefulness as the Braeburn Area is still being developed.	
Consistent with other objectives?	Yes, it is consistent, and together with the other subdivision and land use objectives provides an assessment and decision-making framework.	
<b>Achievability</b>		
Will it be clear when the objective has been achieved in the future? Is the objective measureable and how would its achievement be measured?	This is a narrative objective, but it is measurable in that subdivision activity can be assessed against it and a judgement could be formed as to whether it has been achieved on a case-by-case basis. As stated above, it continues to have relevance and usefulness.	

	<b>Operative Objective</b>	<b>Proposed Objective</b>
<b>Operative Objective 9</b>	To avoid subdivision within the Braeburn Industrial Area to ensure land and any on-site self-services infrastructure remains in single ownership and does not provide for the wider industrial land demand of the City	
Is it expected that the objective will be achieved within the life of the Plan or is it an aspirational objective that will be achieved sometime in the future?	See above.	
Does the Council have the functions, powers, and policy tools to ensure that they can be achieved? Can you describe them?	Yes. The Council has the power, under the RMA, to regulate subdivision and land use activity. It also has powers under the RMA and the LGA to ensure that subdivision and associated land use is supported by the appropriate level of infrastructure and services.	
What other parties can the Council realistically expect to influence to contribute to this outcome?	Developers and landowners, and also communities affected by subdivision activity.	
What risks have been identified in respect of outcomes?	The objective seeks to manage the risk associated with uncontrolled or unmanaged subdivision. There is a risk that the objective could result in conservative decision making in respect of discretionary or non-complying subdivision activity. However, this risk is considered to be extremely low.	
<b>Reasonableness</b>		
Does the objective seek an outcome that would have greater benefits either environmentally or economically/socially compared with the costs necessary to achieve it?	Yes. The costs associated with the implementation of this objective are incorporated within the typical costs of subdividing and developing land. The associated benefits are environmental and social, and will contribute to the wider aims of the Council.	
Who is likely to be most affected by achieving the objective and what are the implications for them?	Developers and land owners wishing to subdivide, and communities affected by subdivision.	