

## Appendix 10: Consenting Rules, NPS-UD Assessment, and Objectives and Policies Assessment for local plans

### Consents / Approvals Required

The Applicant seeks all consents necessary to construct, operate and maintain the specialist Retirement and Aged-Care Facility, including:

- A. A retirement village and associated activities as a **discretionary activity** under the Tauranga City Plan (including Plan Change 33 and Plan Change 27).
  - Under Rule 14B.7 (Suburban Residential Zone Discretionary Activity Rules).
  - Under Rule 14G.29 (Medium Density Residential Zone Discretionary Activity Rules).
  - Under Rule 8D.2/ Rule 8D.2.1 (as a restricted discretionary activity) in accordance with Plan Change 27 as a new residential building located within a minor overland flowpath and flood prone area.
  - Under Rule 4C.3 (Earthworks as a restricted discretionary activity) where these do not comply with permitted activity rules, including earthworks within flood prone areas.
  - Under Rule 4B.4 as a restricted discretionary activity (any activity that provides more than 25 on site car parking spaces).
- B. Large scale earthworks and associated discharges as a **discretionary activity** in accordance with the Bay of Plenty Natural Environment Plan.
- C. Soil disturbance as a **controlled activity** under Regulation 9 (1) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

### Relevant zoning, overlays and other features

The Proposal is located within the existing suburban residential zone at Mount Maunganui and is subject to the recently introduced medium density residential zone (MDRZ) under Plan Change 33 to the Tauranga City Plan. Retirement villages are expressly anticipated activities in both zones.

In accordance with the requirements of the EHS Act, Plan Change 33 to the Tauranga City Plan was notified in August of 2022. Plan Change 33 rezones the site as medium density residential which provides for a permitted building height of 11m.

A number of the permitted activity rules relating to the medium density residential zone take immediate legal effect including those related to building height, setback, site coverage, outdoor living areas, outlook space, landscaped areas, and windows to street. These provisions form an appropriate baseline for the site and its future development.

New objectives and policies have been introduced into Plan Change 33 and these have been assessed. Where the provisions reflect those required under the EHS Act, it is considered that significant weight can be afforded to them, as these provisions enable housing supply, housing choice, and high-quality development outcomes.

Plan Change 33 gives effect to national directions under the NPS-UD to increase housing supply. Plan Change 33 has been notified and further submissions have closed on the plan change with hearings expected later this year. Under Plan Change 33, there are a number of relevant permitted provisions which have immediate legal effect, the most significant of which are increased building height and density for the MDRZ. Sanderson Management Group (and a number of other submitters) have made a submission on Plan Change 33 supporting High Density housing on the Proposal site and surrounding area.

The site is also subject to Plan Change 27 (containing floodable areas and overland flow path). The plan change is subject to appeals including appeals in relation to the status of activities under the plan change.

The Applicants technical assessments have not identified any significant landscape, ecological, natural, or other features associated with the site, with the exception of a view shaft which applies to the site. The view shaft remains unaffected by the Proposal as the building sits below the view shaft. The view shaft is intended to protect sightlines to Mauao (Mount Maunganui) from strategic locations around the City.

In accordance with Plan Change 33, the activity status remains the same as buildings under the Operative Plan with the effects of over height buildings being a key consideration.

#### **National Policy Statement on Urban Development (NPS-UD)**

<b>Objective/Policy</b>	<b>Assessment</b>
<b>Objective 1:</b> New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The retirement village will form part of a well functioning urban environment and will enable people and communities to provide for their social, economic and cultural wellbeing. There is a current significant need for a

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	retirement village at Mount Maunganui to cater for the needs of the community.
<b>Objective 2:</b> Planning decisions improve housing affordability by supporting competitive land and development markets.	By providing further housing supply at Mount Maunganui (which is significantly constrained in terms of available sites for development) the retirement village will act to release existing residential dwellings for redevelopment
<p><b>Objective 3:</b> Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</p> <ul style="list-style-type: none"> <li>(a) the area is in or near a centre zone or other area with many employment opportunities</li> <li>(b) the area is well-serviced by existing or planned public transport</li> <li>(c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</li> </ul>	The retirement village is near a centre zone (the Mount Maunganui commercial centre), and is well serviced by existing public transport (including bus services, cycleways and pedestrian connections). There is also high demand for housing in the area relative to other area within the urban environment given that Mount Maunganui is a highly desirable residential location with significant recreational, and commercial offerings.
<b>Objective 4:</b> New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The Tauranga urban environment is changing and with an aging community, there is further demand for aged care and retirement housing close to centres and amenities. The retirement village responds to these changing needs of the existing community as well as providing for the needs of future generations.
<b>Objective 5:</b> Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Although not a Treaty Partner, the Applicant has taken into account Principles of the treaty in relation to its consultation and engagement with tangata whenua.
<p><b>Objective 6:</b> Local authority decisions on urban development that affect urban environments are:</p> <ul style="list-style-type: none"> <li>(a) integrated with infrastructure planning and funding decisions; and</li> <li>(b) strategic over the medium term and long term; and</li> <li>(c) responsive, particularly in relation to proposals that would supply significant development capacity.</li> </ul>	The site integrates with existing infrastructure and no further infrastructure or funding is required beyond that proposed by the Applicant. The retirement village will assist with housing supply, creating further development capacity, but does not raise any strategic matters over the medium or long term.

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<p><b>Objective 8:</b> New Zealand’s urban environments:</p> <ul style="list-style-type: none"> <li>(a) support reductions in greenhouse gas emissions; and</li> <li>(b) are resilient to the current and future effects of climate change.</li> </ul>	<p>The retirement village incorporates measures to assist in greenhouse gas emission reductions including energy and water saving measures and will be resilient from the future effects of climate change. Long term modelling scenarios have been taken into account in stormwater and flood hazard planning for the site.</p>
<p><b>Policy 1:</b> Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> <li>(a) have or enable a variety of homes that: <ul style="list-style-type: none"> <li>(i) meet the needs, in terms of type, price, and location, of different households; and</li> <li>(ii) enable Māori to express their cultural traditions and norms; and</li> </ul> </li> <li>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</li> <li>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</li> <li>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</li> <li>(e) support reductions in greenhouse gas emissions; and</li> <li>(f) are resilient to the likely current and future effects of climate change.</li> </ul>	<p>The retirement village enables further variety of housing within the residential area where currently no retirement villages exist and will meet existing demand for both retirement housing and managed care facilities. The design of the village ensures quality outcomes in relation to housing, and spaces. Access to a variety of active transport modes will occur. The village will not have any adverse impacts on the competitive operation of the land and development market and as previously noted energy and water efficiencies are proposed to support reductions in greenhouse gas emissions. The Applicant's response to the flood hazard risk will ensure that the retirement village is resilient to current and future climate change impacts.</p>
<p><b>Policy 2:</b> Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p>	<p>Currently there is a development capacity deficiency for housing land over both the short and medium term in Tauranga City. The retirement village will assist in alleviating this current deficiency.</p>
<p><b>Policy 3:</b> In relation to tier 1 urban environments, regional policy statements and district plans enable:</p> <ul style="list-style-type: none"> <li>(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and</li> </ul>	<p>The building height and scale proposed will enable the retirement village to maximise the benefits of intensification. The sites locational characteristics relative to beach amenities, public transport and commercial centres will also maximise benefits to future residents.</p>

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<ul style="list-style-type: none"> <li>(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and</li> <li>(c) building heights of at least 6 storeys within at least a walkable catchment of the following: <ul style="list-style-type: none"> <li>(i) existing and planned rapid transit stops</li> <li>(ii) the edge of city centre zones</li> <li>(iii) the edge of metropolitan centre zones; and</li> </ul> </li> <li>(d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.</li> </ul>	
<p><b>Policy 4:</b> Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.</p>	<p>Plan Change 33 has been publicly notified and gives effect to the NPS-UD by providing for further density and building height in the residential zone. An assessment in relation to the objectives and policies of Plan Change 33 is set out in the planning assessment below. The proposal is not inconsistent with the outcomes sought by those objectives and policies under Plan Change 33 which give effect to the NPS-UD.</p>
<p><b>Policy 6:</b> When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <ul style="list-style-type: none"> <li>(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</li> <li>(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> <li>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future</li> </ul> </li> </ul>	<p>Planned urban built form anticipated through Plan Change 33 provides for the consideration of over height buildings and retirement villages in the medium density residential zone. The retirement village will involve significant change to an existing area and the effects of those changes in terms of amenity values have been assessed in the applicants landscape and visual assessment report. Policy 6 acknowledges that even though these changes may detract from current amenity values, they are not, of themselves an adverse effect.</p>

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<p>generations, including by providing increased and varied housing densities and types; and</p> <p>(ii) are not, of themselves, an adverse effect</p> <p>(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</p> <p>(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>(e) the likely current and future effects of climate change.</p>	<p>There will be significant benefits realised from the retirement village which will contribute to a well-functioning urban environment.</p> <p>The village will also make a contribution to assist Tauranga City Council with meeting the requirements of the NPS to realise further development capacity within the existing urban area. As noted above, likely and current future effects of climate change have been considered in the response to addressing stormwater and flood hazard matters relating to the site.</p>

## Tauranga City Plan (also incorporating Plan Change 33).

**Note:** the **Pink** Text indicates Deletions and the green text **additions** added through Plan change 33 which gives effect to the NPS-UD.

Objective/Policy	Assessment
<b>Chapter 4 – General Rules – Section 4B Transportation Provisions</b>	
<p><b>Objective 4B.1.1 – Promoting an Integrated Transport Network</b></p> <p>Subdivision, use and development of land facilitates and encourages the use of alternative modes of transport, in particular walking, cycling and public transport.</p>	Residents are encouraged to use alternative transport options when traversing Tauranga including public transport and cycles.
<p>4B.1.1.1 Policy – <del>Reduction</del> <b>Providing of Multi-Modal On-Site Transport Parking Opportunities</b></p> <p><del>By Activities considering provide the for reduction of required on multi-site parking as an opportunity to facilitate alternative modes of modal</del>  <del>transport outcomes, but only when having with particular regard to:</del></p> <ol style="list-style-type: none"> <li><del>The Integration off-site with effect existing of and the planned on-site shortfall does not adversely affect the primary function of the surrounding public transport network services and facilities and existing and planned walking and cycling networks;</del></li> <li><del>The proximity incorporation of existing public transport facilities to the proposed activity and how the activity proposes to encourage public transport patronage;</del></li> <li><del>The scope to provide additional bus stops such as part of the public transport network that would offset the loss of on-site parking for the proposed activity or existing activities in the immediate vicinity;</del></li> <li><del>The provision of on-site bicycle parking and accompanying end of journey facilities, such as changing and shower facilities;</del></li> <li><del>Activities proportional including their operation are designed and operated to the enable reduction and of support on multi-site modal parking;</del></li> <li><del>The transport extent of reduction that may be appropriate having regard to Appendix 4L – Parking Reduction Adjustment Factors;</del></li> <li><del>Provided on-site parking will meet anticipated demand outcomes.</del></li> </ol>	<p>There are two existing public transport connections within 250m of the site which provide Marine Parade, Bayfair and Tauranga Central Station links with other city wide services. The Site's location means that it is ideally located to encourage walking and cycling. To promote safe access and cycling a 3m shared path is proposed across the sites frontage which will safely accommodate an array of mobility modes. Safely separated and independent pedestrian, cycle, micro-mobility and mobility scooter access paths have been planned to safely and securely convey movements onto the site and into the basement area on Pitau Road where on site charging is proposed. Pedestrian and mobility access is also proposed on the Grove Road frontage providing for convenient connection to the North and beach environment. Parking is proposed for cycles and mobility scooters as follows:</p> <ul style="list-style-type: none"> <li>Secure e-bike parking including charging (25 spaces)</li> <li>Secure conventional bicycle parking (25 spaces)</li> </ul>

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	<ul style="list-style-type: none"> <li>• Mobility scooter parking including charging facilities (21 spaces).</li> </ul>
<p>4B.1.1.2 Policy - Encouraging Transport Alternative Facilities Transport and Network</p> <p>By ensuring that land-use and subdivision activities that have significant transport implications or must present address:</p> <ul style="list-style-type: none"> <li>• Limitations and opportunity the existing transport network;</li> <li>• Any initiatives, including improvements to facilitate the alternative existing transport network that will be implemented to provide for multi-modal and in particular active modes of transport are outcomes;</li> <li>• Whether designed adverse effects on infrastructure can be mitigated;</li> <li>• Identify and address the use of Travel Demand Management measures to provide help for facilitate the use of walking, cycling, and public transport facilities options that: <ul style="list-style-type: none"> <li>a. Address to any minimise identified travel need by for single new occupancy facilities or networks;</li> <li>b. Enhance existing facilities or networks vehicle.</li> </ul> </li> </ul>	<p>It is important that residents of the Proposed Retirement and Aged Care Facility can access a range of transport options and can easily walk should they so desire.</p> <p>It is considered the Site is located to sufficient existing public transport facilities and the Proposed Retirement and Aged Care Facility will ensure to make use of these.</p>
<p><b>Objective 4B.1.2 – Maintaining a Sustainable Transport Network</b></p> <p>Transport-related effects of the subdivision, use and development of land do not compromise the integrated, safe, sustainable and efficient function of the transport network within the sub-region</p>	<p>The Proposed Retirement and Aged Care Facility will not compromise the current transport functions of the neighbourhood, nor the wider sub-region.</p>
<p><b>Policy 4B.1.2.1</b></p> <p>Ensuring the pattern of subdivision, use and development of land occurs in a co-ordinated and comprehensive manner that optimises land availability whilst integrating with the transport network to maintain its safe and efficient function.</p>	<p>Development of the Site for the Proposed Retirement and Aged Care Facility will happen in a co-ordinated manner which will ensure minimised disruption to the surrounding urban and natural environment.</p>
<p><b>Policy 4B.1.2.2 – Maintaining Road Function</b></p> <p>By ensuring that traffic generation associated with the subdivision, use and development of land does not adversely affect the primary function of roads within the road hierarchy.</p>	<p>The Proposed Retirement and Aged Care Facility will not adversely affect the primary function of roads and road hierarchy surrounding the Site. Pitau Road is classified as a local road in the City Plan and as an access road under the Waka Kotahi One Network Road Classification (ONRC). These roads have a primary purpose of enabling access to</p>



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	property and are well aligned with the proposed access arrangements. Pitau Road connects with Grove Road (an access road) in the north, and Sutherland Avenue (a secondary collector road) in the south. The streets are low volume local streets and each have complying sight lines at intersections supporting safe turning movements.
<p><b>Policy 4B.1.2.4 – Access Visibility</b></p> <p>By ensuring that visibility to or from vehicle access points and intersections is appropriate for the specified legal speed limit of that road.</p>	Vehicle access points and intersections comply with Council’s requirements for the specified legal speed limit of that road.
<p><b>Policy 4B.1.2.5 – Access Location and Points of Service</b></p> <p>By ensuring the location of vehicle entry and exit points and / or points of service maintain the safety of pedestrian and vehicle movements within the site and avoid, remedy or mitigate adverse effects on the safe and efficient operation of the transport network (including the function of roads as identified in the road hierarchy).</p>	Accessways have been specifically located and designed to minimise total traffic movement activity on the local streets. Safely separated and independent pedestrian, cycle, micro-mobility and mobility scooter access paths have been planned to convey movements onto the site and into the basement area on Pitau Road where on site parking is provided.
<p><u>4B.1.2.6 Policy – Access Requirements</u></p> <p><u>Ensuring that all right of ways, private accessways, or legal access lots are designed and constructed to ensure:</u></p> <ul style="list-style-type: none"> <li>a. <u>The activity can be accommodated without compromising the functionality of the access and the effects of traffic generation on the surrounding transport network.</u></li> <li>b. <u>The safe and efficient movement of pedestrians and vehicles within the site and the adjacent road network.</u></li> <li>c. <u>The functional and operational requirements of activities and development, providing adequate space and location for waste management areas.</u></li> <li>d. <u>Access and provision for emergency and waste collection services.</u></li> </ul>	<p>The activity can be accommodated on site without compromising the functionality of access and the effects of traffic generation on the surrounding network have been addressed. The proposal will promote the safe and efficient movement of pedestrians and vehicles and provides for the functional and operational requirements of the village.</p> <p>Access and provision has been provided for emergency services, and waste management areas will be provided.</p>

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<p><b>4B.1.3 Objective - Parking</b></p> <p>Parking Vehicle is and provided bicycle that parking meets the demand of activities either on-site or in the vicinity to ensure ensures that the safe, sustainable and efficient functioning of the adjoining transport network is maintained and that parking areas provide appropriate stormwater disposal.</p>	<p>Parking will be provided within the Proposed Retirement and Aged Care Facility for both residents and visitors. This will allow for the continued functioning of the surrounding transport network.</p>
<p>4B.1.3.1 Policy - On-Site Vehicle and Bicycle Parking Requirements</p> <p>Ensuring that land use activities provide:</p> <ul style="list-style-type: none"> <li>a. A level of on-site vehicle parking that reflects anticipated demand;</li> <li>b. Bicycle parking that meets the requirements of Appendix 4C – Bicycle Parking Dimensions and Design Requirements, where bicycle parking is proposed to be provided;</li> <li>c. Parking and loading areas that are appropriately located and designed for their intended use;</li> <li>d. On-site parking and loading areas that are configured to provide for the practical and safe movement of vehicles on-site and off-site, and avoid, remedy or mitigate adverse effects on the safe and efficient operation of the transport network (including the function of roads as identified in the road hierarchy).</li> <li>e. Provide sufficient accessible and secure on-site bicycle parking and facilities to meet anticipated demand and support an increase in multi-modal outcomes.</li> </ul>	<p>The Proposed Retirement and Aged Care Facility will provide the necessary available parking for all residents.</p> <p>This will be configured to mitigate (and easily remedy) any adverse effects on the safe operation of the transport network.</p> <p>A supply of 224 spaces (inclusive of EV parking) will be provided along with parking for cycles and mobility scooters.</p>
<p>4B.1.3.2 Policy - On-Site Parking - Pedestrian and Cyclist Safety</p> <p>By ensuring the safe and efficient movement of pedestrians and cyclists is provided for within on-site parking, access and manoeuvring areas and at vehicle entry/exit points.</p>	<p>Consideration has been made for pedestrians in relation to the current on-site parking provisions.</p>
<p><b>Policy 4B.1.3.4 – Parking Areas and Stormwater Disposal</b></p> <p>Ensuring that where large impervious areas of parking are provided appropriate methods of stormwater disposal are incorporated into the design of the car park.</p>	<p>Car parking is largely confined to the basement area such that it will have no impact on the disposal of stormwater.</p>

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<p><b>4B.1.4 Objective – Airport and Port Activities</b></p> <p>Tauranga Airport and the Port of Tauranga provide appropriate levels of on-site parking and continue to have access to a safe and efficient transport network.</p>	<p>The Proposed Retirement and Aged Care Facility will not disrupt the movement of traffic to the Tauranga Airport, or the Port of Tauranga.</p>
<p><b>Policy 4B.1.4.1 – Airport Flight Path Protection</b></p> <p>By avoiding buildings and structures that would otherwise penetrate the Airport Height Areas and Approach Surfaces and be of such a height to compromise the safety of activities associated with flight operations.</p>	<p>The Proposed Retirement and Aged Care Facility does not penetrate the Airport Height Areas and Approach Surfaces, therefore not compromising the safety of activities within the region.</p>
<p><b>Policy 4B.1.4.3 – Airport and Port Activities and the Transport Network</b></p> <p>By ensuring the subdivision, use and development of land does not compromise the safe and efficient functioning of roads within the transport network critical to the continued functioning of Tauranga Airport and the Port of Tauranga.</p>	<p>The Proposed Retirement and Aged Care Facility will not compromise the safe and efficient use of any transport system including the functioning of the Tauranga Airport or Port.</p>
<p><b>Chapter 4 – General Rules – Section 4C Earthworks Provisions</b></p>	
<p><b>Objective 4C.1.1 - Earthworks</b></p> <p>Earthworks are provided for and managed to ensure they do not adversely affect the environment, Plan Areas or cultural and heritage values.</p>	<p>Earthworks will be managed on site with a combination of erosion and sediment control measures and dust suppression. Physical measures such as the use of clean water cut off drains, silt fences, and sprinklers will ensure that earthworks conducted in relation to the construction of the Retirement Village will not adversely affect the environment, Plan Areas, or cultural and heritage values.</p>

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<p><b>Policy 4C.1.1.1 - Stability</b></p> <p>By ensuring that areas of cut and fill associated with site earthworks are managed to minimise the risk of instability and damage to other properties both during and after construction.</p>	<p>Earthworks will be managed to minimise the risk of instability and damage to surrounding areas. The use of sheet piling and the construction of retaining walls will ensure the risk of instability and damage to other properties is minimised both during and after construction.</p>
<p><b>Policy 4C.1.1.2 - Sediment Run-Off</b></p> <p>By ensuring earthworks are managed to minimise sediment run-off from a site, particularly into the Council's stormwater system, through the adoption of suitable sediment and erosion controls.</p>	<p>Earthworks activities will be managed to ensure that no sediment is tracked off the site such that it would enter the Council's stormwater network.</p> <p>Erosion and sediment controls in the form of silt fencing will ensure that no sediment is able to leave the site in the event of rainfall events.</p>
<p><b>Policy 4C.1.1.4 - Contaminated Soils</b></p> <p>By managing the potential adverse effects to human health and the environment when earthworks are undertaken that involve contaminated soils.</p>	<p>A consent is not required under the City Plan for earthworks involving a contaminated site. Earthworks completed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health will occur as a controlled activity under Regulation 8 (1) (2) (3) by way of removal and transport to an approved disposal site.</p>
<p><b>Chapter 4 – General Rules – Section 4D Sign Provisions</b></p>	
<p><b>Objective 4D.1.1 - Signs</b></p> <p>Signs are of a size, design and duration that meet the community's needs while avoiding adverse effects on landscape character, amenity, heritage values and the safe and efficient functioning of the transport network.</p>	<p>The applicant does not intend to erect any signs which cause adverse effects on landscape character, amenity, heritage values and the safe and efficient functioning of the transport network.</p>
<p><b>Policy 4D.1.1.1 - Sign Location</b></p> <p>By ensuring the location, size, design and illumination of a sign is not detrimental to the landscape character and amenity of the zone in which it is located, or any sensitive zone adjacent to or opposite the site.</p>	<p>Signage will not detract from the landscape character and amenity of the zone in which it is located, nor surrounding areas.</p>

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<p><b>Policy 4D.1.1.2 - Temporary Signs</b></p> <p>By providing for the erection of temporary signs and ensuring their number, size, location and duration of display avoids or mitigates adverse effects on traffic safety.</p>	<p>Temporary signs (if used during the construction process), will be placed to avoid and mitigate any adverse effects on traffic safety.</p>
<p><b>Policy 4D.1.1.3 - Signs and Traffic Safety</b></p> <p>By ensuring the location, design and illumination of signs within and adjoining the transport network:</p> <ol style="list-style-type: none"> <li>Do not obstruct driver vision or create driver confusion or hazardous situations for users of the road network (particularly the strategic road network);</li> <li>Do not reduce the visibility or effectiveness of a traffic sign or traffic-control device.</li> </ol>	<p>Directional signs (if used) will not look to obstruct traffic or the transport network.</p>
<p><b>Chapter 4 – General Rules – Section 4E - Noise Provisions</b></p>	
<p><b>Objective 4E.1.1 - Noise</b></p> <p>The generation of noise is reasonable for the nature and scale of individual activities, recognising the purpose and character of the underlying zone whilst minimising annoyance and disturbance on surrounding activities and sensitive zones.</p>	<p>Noise relating to construction effects will be managed through a Noise and Construction Management Plan approach and will be monitored by Hegley Acoustics to ensure that no unreasonable noise is generated.</p>
<p><b>Policy 4E.1.1.4 - Airport and Port Noise</b></p> <p>By providing for the day-to-day operations of airport and port activities through recognising their specific noise generating characteristics, while ensuring that noise does not adversely affect the amenity of surrounding land uses.</p>	<p>The retirement village is located some distance from the Port and Airport operations such that these activities will have no impact on the retirement village.</p>
<p><b>Objective 4E.1.2 - Reverse Sensitivity</b></p> <p>To avoid noise-sensitive activities where they will be located in existing high-noise environments and the adverse effects of that noise cannot be reasonably mitigated.</p>	<p>The retirement village is not located within a high noise environment and general noise effects will be mitigated through standard Building Code requirements.</p>
<p><b>Policy 4E.1.2.2 - Reverse Sensitivity: Activities in Proximity to the Port, Rail Network and Airport</b></p> <p>By ensuring that the location of noise-sensitive activities, and extensions to those activities, are managed or avoided where they are likely to be situated in a location that could affect the day-to-day operations of port activities and airport activities or the rail network through reverse sensitivity.</p>	<p>The retirement village is not in close proximity to any Port or Airport activities, nor rail network activities that would lead to a reverse sensitivity effects.</p>

Objective/Policy	Assessment
<b>Chapter 4 – General Rules – Section 4G Lighting Provisions</b>	
<b>Objective 4G.1.1 - Lighting</b> To avoid the adverse effects of lighting from activities and any associated buildings, structures and signs on the surrounding environment.	The Proposed Retirement and Aged Care Facility will look to avoid the adverse effects of lighting from any activities associated with the village. Lighting design will low level and residential in nature.
<b>Policy 4G.1.1.1 - Advertising</b> By ensuring advertising illumination does not adversely effect the amenity of the surrounding environment, in particular sensitive zones, and the transport network.	No illuminated advertising is proposed.
<b>Policy 4G.1.1.2 - Light Spill</b> Ensuring that lighting is installed and operated so as not to generate adverse light spill effects on sensitive zones, adjoining properties and the transport network.	Any lighting installed will, in correspondence with the plans, not generate any adverse spill lighting which may affect surrounding environments. Lighting design will be managed to comply with City Plan lux standards.
<b>Chapter 4 – General Rules – Section 4I - Specified Airport Slopes and Surfaces</b>	
<b>Objective 4I.1.1 - Specified Airport Slopes and Surfaces</b> Tauranga City Airport continues to operate as safely and efficiently as possible.	The Proposed Retirement and Aged Care Facility will not impact on the operation of the Tauranga City Airport.
<b>Policy 4I.1.1.1 - Specified Airport Slopes and Surfaces</b> By ensuring that the height of buildings and structures is managed so they do not penetrate airspace to an extent that would adversely affect the ability of aircraft to land and take off safely.	The Proposed Retirement and Aged Care Facility will not penetrate the airspace above the Tauranga Airport approach zone therefore having no impact on the ability of aircraft to land or take-off safely.
<b>Chapter 8 - Natural Hazards - Section 8A - Natural Hazards Provisions</b>	
<b>Objective 8A.1.1 - Adverse Effects of Natural Hazards on People, Property and Infrastructure</b> People, property and infrastructure are not adversely affected by natural hazards.	Although the site is subject to a flooding overlay, stormwater will be managed and diverted to ensure that people, property and infrastructure will not be adversely affected by natural hazards.

Objective/Policy	Assessment
<p><b>Policy 8A.1.1.1 - Avoidance and Mitigation of Natural Hazards</b></p> <p>By ensuring that subdivision, use and development avoid or mitigate the adverse effects of natural hazards.</p>	<p>The affects of natural hazards on the site (flooding) can be avoided or mitigated through the diversion of an existing overland flowpath and the applicants stormwater approach which incorporates existing ponding currently located on the site within stormwater storage and discharge to ground.</p>
<p><b>Policy 8A.1.1.2 - Functional Need to Undertake Subdivision, Use or Development</b></p> <p>By ensuring that where there is a functional need to undertake subdivision, use or development in an area subject to natural hazard risk, that activity is specifically designed to mitigate against those adverse effects.</p>	<p>Where there is a natural hazard risk, measures will be put in place to manage any adverse effects.</p>
<p><b>Policy 8A.1.1.3 - Reduction in Nett Vulnerability</b></p> <p>By ensuring that development within existing developed areas at risk from natural hazards shall not result in increased vulnerability, and any proposed development shall aim to reduce nett vulnerability over time.</p>	<p>The proposal does not increase the vulnerability of development to natural hazards but rather resolves and provides a solution to low levels of existing flooding which affects the site. Vulnerability of the site over time will be reduced.</p>
<p><b>Chapter 8 - Natural Hazards - Section 8B - Coastal Hazard Erosion Plan Area (CHEPA) and Coastal Protection Plan Area</b></p>	
<p><b>Policy 8B.1.1.1 - Effect of Climate Change</b></p> <p>By ensuring that subdivision, use and development has regard to any actual or potential effect of climate change on the occurrence or severity of natural hazards.</p>	<p>Stormwater modelling completed for the site has taken into account the effects of climate change on the occurrence and severity of natural hazards (flood hazards).</p>
<p><b>Chapter 9 - Hazardous Substances and Contaminated Land - Section 9B - Contaminated Land Provisions</b></p>	
<p><b>Objective 9B.1.1 – Managing Risks of Potentially Contaminated Land</b></p> <p>Significant risks to human health and the environment posed by potentially contaminated land are identified and addressed as part of the subdivision or development process.</p>	<p>Contamination on the site does not pose a significant risk to human health and the environment and can be managed in accordance with consent conditions under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p>

Objective/Policy	Assessment
<p><b>Policy 9B.1.1.1 – Investigation of Potentially Contaminated Land</b></p> <p>By requiring subdivision and/or development sites that have a history of land use that could have resulted in contamination of the soil to undertake soil testing to confirm whether that land is fit for increased exposure to humans and the environment.</p>	<p>Testing has been completed to ensure that the land is not subject to significant contamination and these results have been incorporated into an assessment under the NES-CS.</p>
<p><b>Objective 9B.1.2 - Managing Risks for Contaminated Land</b></p> <p>Significant risks to human health and the environment posed by remediation, subdivision, use and development of contaminated land are prevented or mitigated.</p>	<p>Management of the Site will ensure risks to human health and the environment are avoided.</p>
<p><b>Policy 9B.1.2.1 – Prevention or Mitigation of Adverse Effects for Contaminated Land</b></p> <p>By ensuring that all remediation, subdivision, use and development of land affected by soil contamination prevents or mitigates adverse effects and significant risk on human health and the environment.</p>	<p>When developing the land the applicant will ensure that as part of their earthworks, any form of soil contamination is mitigated by safe removal and disposal to prevent any adverse effects.</p>
<p><b>Policy 9B.1.2.2 – Management Measures for Contaminated Land</b></p> <p>By requiring management measures for contaminated land that provide for remediation, or containment, or disposal of contaminated soil, so the level of contamination is appropriate for any likely future use of the land.</p>	<p>The applicant will have a Contaminated Site Management Plan that will address the relevant areas related to contaminated land remediation and soil disposal.</p>
<p><b>Policy 9B.1.2.3 – Risk Management for Use of Contaminated Land</b></p> <p>By ensuring that exposure from the on-going use of land affected by soil contaminants is managed in a way that prevents or mitigates any adverse effects on human health and the environment.</p>	<p>The applicant will ensure contaminants are managed the ensure adverse effects on human health and the environment are avoided.</p>



## Tauranga City Plan – PC27

Note: Aotearoa Park Developments Ltd, Bluehaven and The Urban Taskforce for Tauranga Inc. have appealed the whole of PC27. These appeals are unresolved. The PC27 provisions have immediate legal effect, pursuant to s86B(3)(a) of the Resource Management Act 1991, as they relate to water.

For simplicity, the flooding matters under PC27 have not been assessed under the operative TCP assessment above.

Objective/Policy	Assessment
<b>Chapter 4 – General Rules</b>	
<b>4C.1.1.3 Policy – Flood Hazard Plan Area</b> By ensuring the potential adverse flooding effects to property are minimised where earthworks occur on land containing watercourses, overland flow paths, ponding areas and/or land subject to inundation by harbour and coastal waters.	Earthworks during the construction of the retirement village will be completed in accordance with an Earthworks Design and Erosion and Sediment Control Plan and will minimise potential adverse flooding effects.
<b>Chapter 8 – Natural Hazards</b>	
<b>8C.1.1.1 Policy - Avoidance or Mitigation in the Flood Hazard Plan Area</b> By ensuring subdivision, use and development in the flood hazard plan area is avoided or mitigated, unless: <ol style="list-style-type: none"> <li>The risk to buildings, structures and surrounding properties is mitigated against;</li> <li>The natural functioning of flood plains or low-lying land as ponding areas is protected.</li> </ol>	Use and development of the Site will occur on the basis that the risks to the environment and the natural functioning of water flow will be mitigated to an acceptable level. The applicants proposal provides for the continuation of overland flowpaths through the site and the loss of any on site stormwater storage is mitigated through the applicants stormwater approach or attenuation and soakage.
<b>8D.1.1 Objective – Avoidance or mitigation of flooding form intense rainfall</b> The flood risk to life, property and infrastructure resulting from subdivision, use and development of land is reduced over time taking into account the effects of climate change	The proposed development is a new build that will anticipate climate change effects and incorporate avoidance and mitigation measures into the design of both the building and infrastructure (particularly stormwater).

Objective/Policy	Assessment
<p><b>8D.1.1.1 Policy – Floodplains - General</b></p> <p>Maintain the conveyance function and storage capacity of floodplains by:</p> <ul style="list-style-type: none"> <li>a. Restricting the infilling of floodplains;</li> <li>b. Restricting activities within the floodplain; and</li> <li>c. Restricting urban development and subdivision within the floodplain.</li> </ul>	<p>The conveyance function and storage capacity of floodplains is maintained by the site design.</p>
<p><b>8D.1.1.2 Policy - Overland Flowpaths - General</b></p> <p>Maintain the function of overland flowpaths to safely convey flood water and reduce risk to life, property and infrastructure by:</p> <ul style="list-style-type: none"> <li>a. Maintaining the water carrying capacity of an overland flowpath;</li> <li>b. Maintaining the water storage capacity of a major overland flowpath;</li> <li>c. Restricting activities that may obstruct an overland flowpath;</li> <li>d. Ensuring that the risk of flooding is not transferred to other people, property or infrastructure; and</li> <li>e. Ensuring that the minimum freeboard level of habitable rooms is 500mm above the flood level; and</li> <li>f. Demonstrating that safe evacuation during flood events is provided.</li> </ul>	<p>Part of the Site is in a minor overland flowpath which flows onto the Site. The sites landform design will incorporate the flowpath to allow its continued flow, while also ensuring the freeboard level of habitable rooms is 500mm above floor level. Appropriate emergency response routes and refuges will be provided in accordance with the use of the Site as a retirement village.</p>
<p><b>8D.1.1.3 Policy – Floodplains and Overland Flowpaths - Critical Buildings and Social and Cultural buildings</b></p> <p>Manage activities to reduce the risk to life and property from flooding including:</p> <ul style="list-style-type: none"> <li>a. Avoiding new critical buildings being located within floodplains and overland flowpaths;</li> <li>b. Avoiding new social and cultural buildings being located within floodplains and overland flowpaths; and</li> <li>c. Restricting additions to existing buildings located within floodplains and overland flowpaths.</li> </ul>	<p>The Proposal will not offer emergency care, so it has not been assessed as a "critical building" under the Plan.</p>
<p><b>8D.1.1.4 Policy – Flood Prone Area - General</b></p> <p>Requiring new buildings and additions to existing buildings (other than social and cultural buildings and critical buildings) within the flood prone area to mitigate risks from flood hazards by:</p> <ul style="list-style-type: none"> <li>a. Requiring that the minimum freeboard level of habitable rooms is 500mm above the flood level</li> <li>b. Ensuring that the risk of flooding is not transferred to other people, property or infrastructure; and</li> </ul>	<p>The Proposal will incorporate design methods to mitigate flood hazards in the ways described in the applicants Stormwater and Engineering Assessment.</p>

Objective/Policy	Assessment
c. Ensuring that business and industrial activities are designed to minimise damage to goods and internal fittings caused by flooding.	
<p><b>8D.1.1.5 Policy – Flood Prone Area – Social and Cultural Buildings and Critical Buildings</b></p> <p>Manage activities to reduce the risk of flooding in flood prone areas by:</p> <ul style="list-style-type: none"> <li>a. Requiring new social and cultural buildings and critical buildings to be located outside flood prone areas; and</li> <li>b. Requiring the additions or alterations to existing social and cultural building and critical buildings located within flood prone areas to mitigate risks from flood hazard by: <ul style="list-style-type: none"> <li>i. Ensuring that the minimum freeboard level of habitable rooms is 500mm above the flood level; and</li> <li>ii. Ensuring that the risk of flooding is not transferred to other people, property or infrastructure; and</li> <li>iii. Demonstrate that safe evacuation during flood events is provided; and</li> <li>iv. Ensuring buildings are designed to minimise damage caused by flooding; and</li> <li>v. For critical buildings located within a flood prone area, ensuring that the activity within the critical building continues in its normal function during and after a 1% AEP rainfall event concurrent with a 5% AEP storm-tide event, taking into account the effects of climate change on rainfall and sea level based on the RCP 8.5 median scenario as of the year 2130.</li> </ul> </li> </ul>	<p>The Site is not considered to be a social, cultural or critical building, however the engineering response to the floodplain and minor overland flow complies with the requirements for a 1% AEP rainfall event as set out in the Policy.</p>
<p><b>8D.1.1.6 Policy - Impervious surfaces</b></p> <p>Restrict on site impervious surfaces to manage the amount of stormwater run-off generated by a development and ensure that adverse effects of flooding are avoided or mitigated.</p>	<p>The Proposal will have a 98% impervious surface. The post development runoff from the site will be fully mitigated through the applicants stormwater attenuation and soakage system.</p>
<b>Chapter 9 – Hazardous Substances and Contaminated Land</b>	
<p><b>9A.1.1.6 Policy – Mangemetn of Hazardous Substances in Floodplains, Overland Flowpaths and Flood Prone Areas</b></p> <p>By ensuring that facilities within floodplains, overland flowpaths and flood prone areas, involving the manufacturing, storage, use and disposal of hazardous substances are designed, located and managed to prevent adverse effects on public health and contamination of water.</p>	<p>Any hazardous substances used in the operation of the Proposal will be stored according to the relevant regulations, including the Hazardous Substances and New Organisms Act 1996. This will include measures against contamination or escape of substances.</p>

## Tauranga City Plan – PC33

Note: PC33 is currently progressing towards the hearings stage, following the recent closing of further submissions.

Objective/Policy	Assessment
<b>Chapter 14A – Residential Zones</b>	
<p><b>14A.1.1 Objective – Urban Form and Sustainable Management of the Residential Land Resource</b></p> <p><u>A well-functioning 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.</u></p>	<p>A "well-functioning urban environment", as defined in the National Policy Statement for Urban Development 2020 (NPS-UD), means an environment with a range of housing typologies. Mount Maunganui does not have a retirement village of the scale proposed, so the retirement village would provide a new housing typology for the area. Further, the rapid growth in demand for retirement village living means this particular type of living is required to house a number of people in the Tauranga region.</p>
<p><b>14A.1.1.1 Policy – Urban Form and Efficient Distribution of Residential Land Use</b></p> <p><u>By ensuring urban development is undertaken in a sustainable, integrated, effective and efficient manner in locations that:</u></p> <ul style="list-style-type: none"> <li>a. <u>Are consistent with the growth management policies of the Bay of Plenty Regional Policy Statement;</u></li> <li>b. <u>Provides for a sustainable range of residential opportunities within the City;</u></li> <li>c. <u>Can be efficiently serviced in a financially sustainable manner by existing or planned infrastructure, including through staged release of land for development;</u></li> <li>d. <u>Has particular regard to landscape character and avoids potential impacts on primary production activities;</u></li> <li>e. <u>Avoids development of areas where natural hazards cannot be adequately mitigated.</u></li> </ul>	<p>The retirement village has been designed to integrate within the Mount Maunganui environment as much as possible, given the high demand for retirement living. Efficient design is demonstrated in the applicants design assessment and the traffic assessment prepared by Stantec.</p>
<p><b>14A.1.1.5 Policy – Urban Form and Zoning</b></p> <p><u>Managing the efficient use and development of urban residential land by:</u></p> <ul style="list-style-type: none"> <li>a. <u>Applying the Medium Density Residential Zone in areas that are not within a walkable catchment of the City Centre, town centres, local centres or high frequency public transport;</u></li> </ul>	<p>No retirement village exists in Mount Maunganui, so the proposed retirement village provides supply to retiring Mount Maunganui residents. This allows residents to have the choice to remain living within their existing community.</p>

Objective/Policy	Assessment
<p>b. <u>Applying the High Density Residential Zone in areas that are located within a walkable catchment of the City Centre, town centres, local centres or high frequency public transport to enable:</u></p> <ul style="list-style-type: none"> <li>i. <u>Greater scale of development adjacent to a range of employment, recreation, commercial and community services; and</u></li> <li>ii. <u>Efficient movement of people within the transport network.</u></li> </ul>	<p>The Site is within a walkable catchment close to the Mount Maunganui commercial area and can accommodate a greater scale of development than that permitted, as outlined in the applicants landscape and visual assessment. The applicant has adopted a number of measures to ensure the efficient movement of people within the transport network including the use of cycling, electric vehicles and mobility vehicles.</p>
<p><b><u>14A.1.2 Objective – Residential Diversity and Densities</u></b></p> <p><u>A range of dwelling types and densities, are enabled to meet the varied residential needs of the City's population in a way contributes to housing supply, choice and access to sustainable transport options.</u></p>	<p>The Proposal will assist in providing for a wider range of housing diversity within Mount Maunganui. Currently there is a considerable residential need for the activity in this location to provide housing supply and choice as set out in the Applicant's Economic Assessment.</p>
<p><b><u>14A.1.2.1 Policy – Residential Diversity and Densities</u></b></p> <p><u>Encourage a range of residential development by:</u></p> <ul style="list-style-type: none"> <li>a. <u>Identifying, through zoning, areas suitable for different densities, built form and amenity outcomes;</u></li> <li>b. <u>Providing for residents requiring specialised accommodation where the activity is consistent with the planned urban form of the zone and compatible with adjacent activities;</u></li> <li>c. <u>Enabling density to change over time in a manner that is consistent with the planned urban form of the zone and where there is capacity within existing and planned infrastructure.</u></li> </ul>	<p>Retirement villages provide a specialised form of accommodation merging medical care, supported living and residential freedom. These activities integrate well within residential communities when designed properly and can even encourage more connected communities with adjacent areas.</p>
<p><b><u>14A.1.3.1 Policy – Activities in the Residential Zones</u></b></p> <p><u>By providing for a variety of residential activities to establish in Residential Zones while:</u></p> <ul style="list-style-type: none"> <li>a. <u>Providing for a scale of home-based businesses, including homestays, that are of an ancillary and secondary nature to the residential activity on the site and do not create off-site effects on the residential neighbourhood, character, amenity and the transport network;</u></li> <li>b. <u>Providing for a limited range of community support activities, being smaller-scale tertiary education premises; schools; health centres and places of worship that provide community support functions for residents within the Residential Zones, and are compatible with existing and anticipated residential amenity in terms of:</u></li> </ul>	<p>Retirement villages provide an important variety of residential activity and differing scale, and as an activity is compatible with the zone.</p> <p>The Applicant's Landscape Assessment report assesses the off site effects on amenity and concludes that they are appropriate and compatible with the areas amenity.</p>

Objective/Policy	Assessment
<ul style="list-style-type: none"> <li>i. <u>Location and scale, including the attraction of visitors to the site and hours of operation;</u></li> <li>ii. <u>The nature of the activity's actual and potential adverse effects on the surrounding residential neighbourhood, character, amenity and the transport network.</u></li> <li>c. <u>Providing for the limited expansion of existing legally established offices (established as at 12 April 2008) on sites in Residential Zones, in recognition of the previous investment in such properties under previous planning provisions, provided these activities can:</u> <ul style="list-style-type: none"> <li>i. <u>Meet the residential bulk and location controls and parking requirements that are applied to permitted land use activities in the Residential Zones;</u></li> <li>ii. <u>Are compatible with the existing and anticipated residential character and amenity of the surrounding residential neighbourhood.</u></li> </ul> </li> </ul>	
<b>Chapter 14G – Medium Density Residential Zone</b>	
<p><b><u>14G-01 Enabling Housing Supply</u></b></p> <p><u>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Housing needs and demand; and</u></li> <li>b. <u>The neighbourhood's planned urban built character, including three-storey buildings.</u></li> </ul>	<p>Demand for retirement village living in Mount Maunganui is high, due to the current lack of supply. Given the propagation of medium and high density zonings surrounding the Site, the Proposed Retirement and Aged Care Facility is an appropriate response to the planned built urban character of Mount Maunganui and will provide variety of housing outcomes within the zone.</p>
<p><b><u>14G-02 Location of Higher Density</u></b></p> <p><u>Higher density development supports a compact urban environment with walkable connections to the public transport network, a commercial centre and a range of recreational and social infrastructure.</u></p>	<p>The Site can support a more compact urban environment with a walkable connection to the Mount CBD and direct access to a range of recreational and social infrastructure (including Mauao and the Mount Maunganui Main Beach).</p>
<p><b><u>14G-03 Urban Form and Amenity</u></b></p> <p><u>Development provides quality amenity and design outcomes for residents and the neighbourhood.</u></p>	<p>Significant urban design, landscaping and architectural work has been invested in the design for the proposal to provide a high-quality design outcome for the Site and surrounds as set out in the applicants design statement.</p>
<p><b><u>14G-P1 Enabling Housing Choice</u></b></p>	<p>Retirement villages provided a rare housing typology in an area where supply is low and demand is high.</p>

Objective/Policy	Assessment
<p><u>Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.</u></p>	
<p><b>14G-P3 Public Interface</b>  <u>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u></p>	<p>The proposal provides for passive surveillance of the street and is a significantly attractive building. Although the site contains no public open spaces, significant effort has been applied to the concept to ensure that a safe streets approach is promoted including through the use of specific cycle and vehicle access routes as set out in the Applicant's Design Assessment and Integrated Transport Assessment.</p>
<p><b>14G-P4 Housing Design</b>  <u>Enable housing to be designed to meet the day-to-day needs of residents.</u></p>	<p>The Proposed Retirement and Aged Care Facility will meet the day-to-day needs of its residents more so than a standard urban dwelling as the village provides additional on-site facilities such as medical support, entertainment and hospitality.</p>
<p><b>14G-P5 High Quality Developments</b>  <u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u></p>	<p>The Proposed Retirement and Aged Care Facility has incorporated high-quality design features as set out in the applicants design assessment and supporting drawings.</p>
<p><b>14G-P6 Urban Form</b>  <u>Ensure development greater than three-storeys is:</u></p> <ol style="list-style-type: none"> <li><u>Located within walking distance of the public transport network, recreational and social infrastructure, and a commercial centre; and</u></li> <li><u>Provides an appropriate transition in building scale relative to the planned built form of adjacent sites.</u></li> </ol>	<p>The Site is located within walking distance of a public transport network and significant recreational and social infrastructure including the Mount Maunganui commercial area and the Mount Main Beach. The transition in building scale relative to the planned built form of adjacent sites has been considered in the applicants Landscape and Visual Assessment and is considered to be appropriate in the context of the site.</p>
<p><b>14G-P7 Building Bulk and Scale</b>  <u>Ensure the bulk, scale and site layout of development:</u></p>	<p>The proposed design has been developed through a coordinated and iterative process which has led to a number of amendments. The Applicant's Landscape and</p>

Objective/Policy	Assessment
<ul style="list-style-type: none"> <li>a. <u>Provides adequate daylight access;</u></li> <li>b. <u>Provides outlook with privacy separation; and</u></li> <li>c. <u>Minimises adverse effects on the amenity and safety of people using public spaces.</u></li> </ul>	<p>Visual Assessment has considered matters including adequacy of daylight access with respect to adjacent sites and outlook. There are not considered to be any privacy or separation issues and no effects on the amenity and safety of people using public spaces.</p>
<p><b><u>14G-P8 Residential Amenity</u></b>  <u>Ensure residential activities provide high quality on-site amenity.</u></p>	<p>It is in the Applicant's interest to provide high quality on-site amenity for the village residents as depicted in the applicants design assessment and plans.</p>
<p><b><u>14G-P9 Built Form</u></b>  <u>Ensure development achieves an urban built form with open space around buildings by limiting building coverage and providing landscaped areas.</u></p>	<p>Coverage of the Site is relatively significant, but this will be offset by well designed landscaping and the applicants urban design response to open space around the building.</p>
<p><b><u>14G-P10 Urban Trees</u></b>  <u>Encourage design that maintains or increases urban tree canopy cover and streetscape landscaping.</u></p>	<p>The Proposal does not change the urban tree canopy cover in the area and a high quality landscaping response proposed within the site which will enhance the street scape.</p>
<p><b><u>14G-P11 Site and Context</u></b>  <u>Ensure building and site layout respond to the characteristics of the site, including orientation and topography, and integrates with the planned built form and amenity of the surrounding neighbourhood and adjoining zones.</u></p>	<p>The building has been orientated to optimise site considerations including topography, outlook and sun. Given the nearby location of the High Density Residential Zone, the built form of the building will integrate with the amenity of the wider Mount Maunganui area.</p>
<p><b><u>14G-P12 Movement Networks</u></b>  <u>Ensure development provides legible and safe connections for all transport modes to navigate within the development and connect to the surrounding environment.</u></p>	<p>Movement networks within the proposed retirement village will be safe. Particular regard has been given to this matter in the design of the village due to the varied mobility of retirement village residents.</p>
<p><b><u>14G-P13 Residential Interface</u></b>  <u>Ensure development respects the land use and amenity values of adjacent activities and sites.</u></p>	<p>The impact of the proposal at the residential interface with neighbours has been considered as part of the Applicant's Landscape Assessment and is considered to be appropriate.</p>



Objective/Policy	Assessment
<p><b><u>14G-P14 Sustainability</u></b></p> <p><u>Encourage development to maximise energy and water efficiency and minimise any ongoing adverse impact on the natural environment.</u></p>	<p>The Applicant has adopted a number of measures to maximise energy and water efficiency including the reuse of stormwater for irrigation and the incorporation of energy efficiency measures within the building. These are further outlined in the applicants design assessment.</p>
<p><b><u>14G-P15 Safety and Security</u></b></p> <p><u>Ensure residential activities positively contribute to the creation of safe communal places on-site.</u></p>	<p>The Applicant's design approach ensures safe communal spaces on-site will be maintained for the benefit of their residents.</p>

## Bay of Plenty Natural Resources Plan – objectives and policies

Objective/Policy	Assessment
<b>Chapter 3 - Kaitiakitanga</b>	
<b>Objective KT O4</b> The water, land and geothermal concerns of tangata whenua are taken into account and addressed as part of resource management processes, while recognising that different iwi and hapu may have different concerns or practices	A number of matters raised by Tangata Whenua have been taken into account and addressed as part of the resource management process, including through a Cultural Impact Assessment report.
<b>Objective KT O5</b> Water, land and geothermal resource management decisions have regard to iwi resource management planning documents.	The proposal is not contrary to any of the principles or policies of the Te Rūnanga O Ngāiaterangi Resource Management Plan, the Tauranga Moana Iwi Management Plan or the Te Awanui Harbour Management Plan.
<b>Policy KT P5</b> To ensure that resource management issues of concern to tangata whenua are taken into account and addressed, where these concerns are relevant and within the functions of the Regional Council.	Through consultation with tangata whenua, the preference to dispose of stormwater via ground soakage (rather than via a discharge to Tauranga Harbour) was emphasised and has been incorporated within the Applicant's design.
<b>Policy KT P14</b> To consult tangata whenua on water, land and geothermal resource management issues according to the requirements of the Act, tikanga Maori methods of consultation, and in a manner consistent with case law.	Consultation and engagement has occurred with tangata whenua which has resulted in the development of a Cultural Impact Assessment.
<b>Policy KT P15</b> To consult all appropriate tangata whenua holding mana whenua in circumstances where rohe (tribal boundaries), or areas of ancestral or historic interest overlap.	As set out in the Cultural Impact Assessment, Ngāi Tukairangi have been identified as holding mana whenua for the site and have prepared a Cultural Impact Assessment in support of the applicants proposal. Cultural engagement with iwi and hapū is ongoing.
<b>Policy KT P17</b> To:	Through the development of the concept and a number of measures which have been set out and agreed in the Cultural Impact Assessment and matters set out in

Objective/Policy	Assessment
(b) Have regard to iwi resource management planning documents when considering resource consent applications, where such documents exist.	resource management planning documents prepared by iwi have been considered by Ngāi Tukairangi.
<p><b>Policy KT P18</b></p> <p>To avoid, remedy or mitigate adverse effects on water, land and geothermal resources or sites of spiritual, cultural or historical significance to tangata whenua, where these resources and sites have been identified by tangata whenua.</p>	<p>The applicants design recognises the cultural and historical relationships of the site to tangata whenua and a number of measures have been incorporated into the design to avoid, remedy or mitigate adverse effects on water and land including the building remaining below the Marae sight line view shafts. A number of measures incorporated into the design as set out in the Cultural Impact Assessment which recognises the spiritual, cultural and historical relationship of Ngāi Tukairangi with the site.</p>
<p><b>Policy KT P20</b></p> <p>To assess effects of proposed development activities on the cultural and historic values and sites of water, land and geothermal resources in consultation with tangata whenua.</p>	<p>The effects of the proposed development on cultural and historic values has been undertaken by Ngāi Tukairangi in the preparation of the Cultural Impact Assessment.</p>

## Bay of Plenty National Resources Plan

Objective/Policy	Assessment
<b>Chapter 4 – Integrated Management of Land and Water</b>	
<b>Policy IM P1</b> Integrated management of land and water resources	Land disturbance activities will be managed according to the Environment Bay of Plenty Erosion and Sediment Control Guidelines for Land Disturbing Activities to control erosion.  An integrated approach has been taken with respect to stormwater management through the use of ground soakage which is permitted.
<b>Chapter 5 – Land Management</b>	
<b>Objective LM01</b> Land use and land management practices are appropriate to the environmental characteristics and limitations of the site, and avoid, remedy or mitigate adverse effects on the life-supporting capacity of soil resources, the receiving environment and heritage values.	Land disturbance activities will be managed according to the Environment Bay of Plenty Erosion and Sediment Control Guidelines for Land Disturbing Activities to control erosion.
<b>Chapter 6 – Discharges to Water and Land</b>	
<b>Objective DW O9</b> Improvement, where necessary, to the quality of stormwater discharged to the environment.	The discharge of stormwater to land is a permitted activity on the site. The applicants use of a stormwater soakage system will ensure that stormwater quality is improved in the area and that the contamination of stormwater discharging to Tauranga Harbour is avoided. Given the constraints associated with the Council's stormwater reticulation system in the area the use of ground soakage is considered to be the best practicable option and will also prevent contamination from stormwater runoff on surrounding areas.
<b>Policy DW P15</b> To require the appropriate management of stormwater quality, including: (a) The use of source controls to avoid the contamination of stormwater. (b) The use of best practicable options. (c) Treatment of stormwater to prevent the contamination of receiving environments.	
<b>Policy</b> DW P18 To require stormwater discharge rates and volumes, and stormwater discharge outlet structures, to be designed and managed to avoid or mitigate erosion and scour.	Stormwater discharge rates and volumes have been calculated in accordance with the Engineering Assessment prepared by Lysaght Consultants and all engineering structures associated

Objective/Policy	Assessment
	with stormwater discharge will be designed to ensure that they do not lead to erosion or scour effects.

### Bay of Plenty Regional Policy Statement

Objective/Policy	Assessment
<p><b>Objective 29:</b> Land use activities are:</p> <ol style="list-style-type: none"> <li>1. within the capability of the land to support the activity;</li> <li>2. integrated with the wider environmental values of their surroundings; and</li> <li>3. within the capacity of receiving waters to assimilate any discharge.</li> </ol>	<p>The land is capable of accommodating and supporting the activity. The activity can integrate well with the wider environmental values of the Mount Maunganui area. The discharge of stormwater from the site is a permitted activity and the receiving environment (via soakage) can easily accommodate any discharge.</p>
<p><b>Policy WL 7B:</b> Minimising the effects of land and soil disturbance.</p>	<p>The effects of land disturbance can be minimised by the use of appropriate erosion and sediment control measures and dust control in accordance with the Bay of Plenty Erosion and Sediment Control Guidelines for Land Disturbing Activities.</p>