## STATEMENT OF COST OF ACTIVITIES

## resource management planning

### For the year ended 30 June 2011

Actual 30-Jun-10 Cost of Services \$		Note	Actual 30-Jun-11 Cost of Services \$	Annual Plan 30-Jun-11 Cost of Services \$	Variance \$
	REVENUE				
16,086	User Charges		107	_	107
16,086	TOTAL OPERATING REVENUE		107		107
	EXPENDITURE				
669,466	Personnel Costs	1	528,319	600,105	71,786
18,748	Depreciation		25,051	8,828	(16,223)
194,442	Other Operating Expenses	1	182,098	362,269	180,171
399,750	Support Costs internally allocated to Activity		406,544	365,225	(41,319)
1,282,406	TOTAL OPERATING EXPENDITURE		1,142,012	1,336,427	194,415
18,748	Less Non-Cash Items		25,051	8,828	(16,223)
1,247,572	NET CASH COST/(SURPLUS) OF ACTIVITY		1,116,961	1,327,599	210,638
	Funded by:				
587,937	Targeted Council Service Rate		630,302	626,777	(3,525)
183,688	Investment Income		248,856	408,237	159,381
475,948	Transfer from/(to) Cash Reserves		237,803	292,585	54,782
1,247,572	TOTAL OPERATING FUNDING		1,116,961	1,327,599	210,638
	TOTAL OPERATING EXPENDITURE BY ACTIVITY				
1,282,406	Resource Management Planning	1	1,142,012	1,336,427	194,414
1,282,406	TOTAL RESOURCE MANAGEMENT PLANNING		1,142,012	1,336,427	194,414

Variance compared to 2010-2011 Annual Plan:

Expenditure

1. Resource Management Planning expenditure is under budget due to lower than anticipated expenditure on the Regional Policy Statement (RPS) project. The project is ongoing and the unspent funds in relation to the RPS which exist at year end will be carried forward and made available in the 2011-2012 financial year to allow the project to be completed. In addition, the salaries and wages costs are lower than budget due to two vacant positions existing for the majority of the year.

The Resource Management Planning Group of Activities includes:

#### Resource Management Planning

### Why do we do these activities

The Northland Regional Council is responsible for the sustainable management of natural and physical resources within the region. Regional planning documents are a key mechanism for carrying out this responsibility. The Resource Management Act (1991) requires the council to prepare a Regional Policy Statement and a Regional Coastal Plan. In order to establish a consistent management regime for other resources (water, soil and air) council has also prepared a Regional Water and Soil Plan and a Regional Air Quality Plan.

All regional planning documents are complete (operative). However, they require ongoing changes and improvements to remain up-to-date. For example, the original wording might not be achieving the anticipated environmental results, a new unanticipated environmental issue may arise, the government may release a national policy statement or amend the Resource Management Act, which may require changes to our plans. A watching brief is maintained on national policy and legislative changes and submissions are drafted when appropriate.

There is also a responsibility to monitor and review how well the regional planning documents are working and to provide advice on their implementation. This involves interaction with the district councils through discussion and formal submissions to proposed district plan changes and resource consent applications.

### Contribution to community outcomes

## Northland's infrastructure is developed in a sustainable way by:

• Ensuring the council's policies and rules result in sustainable infrastructure developments.

## Northland's natural environment is sustainably managed by:

• Providing guidance through developing and publishing objectives, policies, methods and rules for the sustainable management of Northland's natural and physical resources.

#### Northland is prosperous by:

• Permitting activities that may otherwise be restricted by the Resource Management Act where the council is confident that those activities will not have adverse impacts on current and future generations.

#### Northland has cohesive communities by:

- Ensuring that the diverse needs of Northland's communities are reflected in the council's planning documents through effective consultation processes;
- Helping to preserve and develop Māori resources in a sustainable way by assisting with hapū/iwi resource management planning; and

• Recognising the place of Māori as tāngata whenua through the council's statutory planning processes and other documents.

## Northland retains and enhances its regional identity by:

- Raising awareness and knowledge of Northland's unique heritage and history through the council's planning processes;
- Ensuring that the needs of future generations are taken into account when making policy decisions contributing to the sustainable development of Northland; and
- Recognising and protecting regionally significant landscapes and features through the council's planning documents.

### What we did

The prime focus for the past year has been the development of a new Regional Policy Statement, a significant project that will span several years and is usually undertaken every 10-15 years. The project budget for 2010-2011 was \$607,563 and we spent \$388,008. The underspend involves some staff resourcing issues during the year, which have now been resolved, and the delay of some work because of the timing of the release of a number of national initiatives (National Policy Statement for Freshwater; New Zealand Coastal Policy Statement). The unspent budget has been carried over to be used in 2011-2012.

A draft discussion document was consulted on in December 2010 with 164 people and organisations providing feedback on the 15 subjects explored. Summaries of the submissions were published and have helped inform the development of the draft statement to date. The report outlining the draft regionally significant issues to tāngata whenua was finalised in June and the consultant presented the report to Tai Tokerau lwi Chief Executives in early June. Drafting of objectives, policies, methods and rules for the draft Regional Policy Statement was underway at year end with a draft document due for release for informal public consultation in December 2011.

Staff have investigated a range of issues and options for mooring management over the past year. The council agreed in June to a plan change to the Regional Coastal Plan which would remove the provisions relating to Mooring Management Plans; make existing moorings in Marine 4 (Moorings including Marinas) Management Areas a permitted activity; and make new moorings a controlled or restricted-discretionary activity.

Prohibiting the transfer of moorings will be considered as part of the 2012 review of the Navigation and Safety Bylaws and a decision-making framework for deciding between competing uses of coastal water space will be addressed in the draft new Regional Policy Statement.

## Activity 4.1 Resource Management Planning

**Objective:** Provide clear policy guidance and rules for the sustainable management of Northland's natural and physical resources.

### 2010-2012 Performance Measures and Targets

4.1.1 Develop and publish strategic planning documents to manage Northland's natural and physical resources.			
Performance Measures and Targets	Actual Service Performance to 30 June 2011		
<ul> <li>Performance Measures and Targets</li> <li>a. Maintain an operative Regional Policy Statement (RPS), Regional Coastal Plan, Regional Water and Soil Plan and Regional Air Quality Plan, including development of implementation strategies.</li> <li>Report annually via the CEO's report to the council on the implementation status of all operative plans and strategies.</li> </ul>	Actual Service Performance to 30 June 2011 Achieved (2010: Not achieved). While we maintain the operative Regional Policy Statement (RPS), Regional Coastal Plan, Regional Water and Soil Plan and Regional Air Quality Plan, new plan changes continue to be on hold while the development of the new Regional Policy Statement (RPS) proceeds. (This is to ensure we have set the overarching resource management policy direction for the issues that are of regional significance before we make any changes to the lower tier documents. The implementation status review for each plan, carried out in May 2010 and reported to council in 2010, therefore remains valid). Staff are therefore reporting via the quarterly service performance reports, the implementation status of all operative plans and strategies. Specific matters relating to the RPS, Regional Coastal Plan, Regional Water and Soil Plan and Regional Air Quality Plan are reported via the CEO's report or in agenda items to council or the appropriate committee. Notification of the operative status of Plan Change 2 for the Regional Water and Soil Plan was included in the February 2011 CEO report. The focus of the work in the reporting period has been on developing the new RPS. Initially council prepared and released the New Regional Policy Statement Discussion Document for public comment in mid October 2010. This and supporting documents can be viewed at <i>www.nrc.govt.nzInewRPS</i> The feedback has been used to help prepare a draft new RPS. Since February 2011, the Regional Policy and Development Committee, which includes territorial authority members, has overseen the development of the new RPS. The committee is aiming to recommend a draft new RPS to council in the second quarter of 2011- 2012. The committee's meeting agendas and minutes are available on our website. (For further details see 4.1.1c.)		
	Continued on following page.		

## Activity 4.1 Resource Management Planning continued

4.1.1 Develop and publish strategic planning documents to manage Northland's natural and physical			
resources.       Performance Measures and Targets     Actual Service Performance to 30 June 2011			
a. Continued	<ul> <li>The following are the active plan changes within the reporting period and their status:</li> <li>Plan Change 2 (Animal Effluent Discharges) to the Regional Water and Soil Plan for Northland became operative on 18 October 2010.</li> <li>Plan Change 1 (Moorings including Marinas) to the Regional Coastal Plan was adopted by the council in July 2008 but the process to make it operative was never completed. Before approval was sought from the Minister of Conservation mooring management plans were to be developed. The policy approaches in the plan change were to direct new moorings into mooring areas and to discourage moorings outside these areas; to promote efficient use of mooring areas; and to ensure appropriate land-based facilities are provided for mooring users (e.g. parking and toilets). The last two policy approaches were to be implemented via mooring management plans. In February 2010 the council formally decided not to implement these plans because their development was proving too costly and it became apparent it would be difficult to bind third parties to provide land-based facilities. The council agreed in June 2011 to proceed with a plan change to revise the Regional Coastal Plan to remove the provisions for mooring management plans, make existing moorings a permitted activity and new moorings a controlled or restricted-discretionary activity. The new RPS will consider a framework for competing coastal water space and a commitment to coastal occupation charging. The council will discuss land based facilities with the district councils during the preparation of the 2012-2022 Long Term Plan.</li> <li>Plan Change 2 (Whāngārei Harbour Marine 1 Review) and 3 (Mangroves) became operative on 30 July 2010.</li> <li>Plan Change 4 (Policy and Regulatory Regime for Aquaculture Management Areas) has been appealed to the Environment Court. The judge issued a direction to put the appeals on hold pending the introduction of new legislation. The Aquaculture Legislation Amendment Bill (No. 3) was introduced on</li></ul>		
<ul> <li>b. Prepare a feasibility report on a combined regional and district resource management planning document for Northland ("One Plan").</li> <li>Provide quarterly progress reports via the CEO's report to the council. Initiate and implement by 31 December 2010.</li> </ul>	Not achieved (2010: Not achieved). The "One Plan" feasibility report was presented to the October 2009 council meeting. The resulting council resolution was to develop a new Regional Policy Statement followed by a combined regional plan and to develop the business case for a "Virtual One Plan". Staff commenced the development of a separate new RPS and will revisit preparing the business case for a "Virtual One Plan" once the RPS is notified (scheduled for May 2012) and there is more certainty on the development and implementation timetable for IRIS (shared regional council IT/IM services).		

## Activity 4.1 Resource Management Planning continued

4.1.1 Develop and publish strategic planning documents to manage Northland's natural and physical resources.

Performance Measures and Targets		Actual Service Performance to 30 June 2011
с.	Undertake a full review of the RPS, including consideration of the potential implications of climate change. This may be undertaken as part of the development of a "One Plan" (refer to (b) above). • Provide quarterly progress reports via the CEO's report to the council.	Achieved (2010: Achieved). Progress on developing the new RPS has been reported monthly via the CEO's report to the council. The RPS 10-year review was completed and presented to the December 2009 council meeting. Council released the New Regional Policy Statement Discussion Document for public comment in mid October 2010. Climate change was included as a significant issue for the region. Council received 164 (including late) submissions. A summary of submissions is available on council's website <i>www.nrc.govt.nz/newRPS</i> . A media release and newsletter (sent to all submitters and key stakeholders) was circulated in early April, to ensure Northlanders are aware of the availability of the summary and report cards. A follow up item appeared in the subsequent Regional Report. The Regional Policy and Development Committee (RPDC) met for the first time on 2 March 2011 and held meetings every two months and monthly workshops. Its terms of reference (approved by council in February 2011) cover the development of the new RPS. Northland's three district councils have nominated a representative to sit on the RPDC. The representatives are: • Deputy Mayor Ann Court – Far North District Council • Councillor John Williamson – Whängärei District Council • Deputy Mayor Julie Geange – Kaipara District Council • Deputy Mayor Julie Que Details of the forward programme are contained in the Annual Plan 2011-2012. The timetable however is subject to change, as we have seen with the need to incorporate the new New Zeal

## Activity 4.1 Resource Management Planning continued

4.1.1 Develop and publish strategic planning documents to manage Northland's natural and physical resources.			
Performance Measures and Targets Actual Service Performance to 30 June 2011			
d. Review the efficiency and	Not applicable to this reporting period (2010: Achieved).		
effectiveness of each of the regional plans. This may be undertaken as part of the development of a "One Plan" (refer to (b) above). • Provide quarterly progress reports via the CEO's report to the council.	As described above. the council has decided as a matter of general principle to not proceed with further new plan changes. The next comprehensive Plan review will likely occur once the RPS is notified and submissions are received and/or appeals are resolved. Staff are therefore not reporting each quarter that efficiency and effectiveness reviews have not occurred in the preceding quarter via the CEO's report to council.		
	The efficiency and effectiveness of regional plans was assessed in the analysis undertaken during the development of the "One Plan" feasibility report and the 10 year efficiency and effectiveness review of the RPS (year ending 2009). The implementation status review for each plan was carried out in May 2010 and remains current.		
	One exception to this is the status of Plan Change 1 to the Regional Coastal Plan, which was initiated in 2005 to improve mooring management. As indicated in 4.1.1a this plan change is currently on hold. In June 2011 council received a report to its ordinary meeting canvassing the range of issues that have arisen and/or which remain unresolved for the management of moorings. The report proposed a staged approach to dealing with the outstanding issues commencing with a plan change to address them.		
	(Review the efficiency and effectiveness of each of the regional plans. This may be undertaken as part of the development of a "One Plan" (refer to (b) above). The council resolved to proceed with preparing a plan change to the Regional Coastal Plan for Northland to:		
	1. Remove the provisions relating to Mooring Management Plans;		
	<ol> <li>Make existing moorings in Marine 4 (Moorings including Marinas) Management Areas a permitted activity; and</li> </ol>		
	3. Make new moorings a controlled or restricted-discretionary activity.		
	Staff will progress this plan change during 2011-2012 and provide quarterly reports to council.		
	Staff also maintain a register of potential plan changes and are investigating the effects of recent national policy statements, such as the New Zealand Coastal Policy Statement, the National Policy Statement for Freshwater management and the National Policy Statement of renewable energy for their impact on the plans and the new RPS.		
	However, in the interim staff maintain a watching brief over national and regional developments that may impact on the regional plans and advise the council accordingly. For example, when the New Zealand Coastal Policy Statement 2010 took effect on 3 December 2010 and required regional coastal plans to remove all references to restricted coastal activities, the council made these changes, which took effect on 8 December 2010. Staff are also revisiting regional policy on moorings and marinas as per the council's resolution. All plan changes in progress continue to be reported monthly via the CEO's report.		

## LEVELS OF SERVICE resource management planning

#### Resource Management Planning continued Activity 4.1

4.1.1 Develop and publish strategic planning documents to manage Northland's natural and physical			
resources.			
Performance Measures and Targets	Actual Service Performance to 30 June 2011		
<ul> <li>e. Complete changes to regional plans when required by legislation or council resolution.</li> <li>Decisions on plan changes made within two years of the change being publicly notified.</li> </ul>	Not applicable to this reporting period (2010: Achieved). All plan changes active within this reporting period were beyond the stage of council decision. As reported above, when the New Zealand Coastal Policy Statement 2010 took effect on 3 December 2010 and required regional coastal plans to remove all references to restricted coastal activities, the council made these changes without using the usual Schedule 1 RMA process (the normal process for changing plans) and the changes took effect on 8 December 2010. (National policy statements are instruments available under the RMA gazetted by government to help local government decide how competing national benefits and local costs should be balanced).		
<ul> <li>f. Process private plan changes in accordance with the relevant statutory requirements.</li> <li>Commence processing of all private plan requests within one working day of receiving the request. All timeframes specified in Schedule 1 of the Resource Management Act 1991 met and reported in the CEO's report to the council.</li> </ul>	<b>Not applicable to this reporting period</b> (2010: Not applicable). No private plan change requests have been received.		
<ul> <li>g. Provide a contingency fund for expert assessment of applications for outdoor trials or use of genetically modified organisms in Northland as notified by ERMA.</li> <li>Set aside a fund of \$10,000 annually for expert assessment of notified applications made under the HSNO legislation.</li> <li>Report any use of funds annually.</li> </ul>	Achieved (2010: Achieved). No applications were notified that required us to perform an expert assessment. No requests for such an assessment were made. The \$10,000 funding was set aside (but does not accumulate). Not applicable to this reporting period (2010: Not applicable). No funds used this year.		

## Activity 4.1 Resource Management Planning continued

Performance Measures and Targets	Actual Service Performance to 30 June 2011
<ul> <li>a. Provide advice on written requests regarding the contents of the council's regional planning documents.</li> <li>All written requests recorded on the council's mailroom database, responded to within 10 working days and monitored via monthly action number status reports.</li> </ul>	Achieved (2010: Achieved). Between 1 July 2010 and 1 December 2010, 16 requests with action numbers were allocated to Planning and Policy. Responses on three of these exceeded the 10 working day timeframe because they were responses to council and therefore reported at subsequent council meetings. From 1 December 2010 to 31 March 2011 six tasks relating to regional planning documents were allocated to Planning and Policy. All these requests were responded to within 10 working days, however where the request sought information or material this may have been supplied at a later date as discussed with the party requesting the information. Between 31 March 2011 and 30 June 2011, 10 tasks were allocated to Planning and Policy staff – all were responded to within 10 working days, however information may have been provided at a later date after discussion with the requesting party.
<ul> <li>b. Provide advice and, where appropriate, prepare and appear in support of submissions on district planning matters to ensure consistency and integration with regional policies and plans.</li> <li>All written requests responded to within 10 working days. Where a submission is considered appropriate it is lodged within the statutory timeframes advised by the respective district council and responses recorded on the council submission files.</li> </ul>	Achieved (2010: Achieved). (For advice the actual performance is as above in 4.1.2a.) Ten plan changes (eight council initiated and two private) were received from the three Northland district councils in the reporting period. Submissions were lodged on seven of these plan changes. Further submissions were lodged on five. Evidence was presented at hearings for six plan changes (four from Whāngārei district and one each for Far North and Kaipara districts). It should be noted that three of the plan changes were 'received' and 'submitted on' prior to the 12 month reporting period but the hearings were during this 12 month period. All submissions were lodged within statutory timeframes. Decisions were made on one plan change that Planning and Policy submitted on during the reporting period – Plan Change 6 to the Far North District Plan (technical amendments to the subdivision chapter). All aspects of the regional council's submission and further submission were allowed (incorporated into the 'final' plan change text). Council also submitted on the Auckland Spatial Discussion Document (Auckland Unleashed). The submission highlighted potential for alignment between regions, possible mutual gains and the need to work cooperatively. Staff intend to track progress of the spatial plan and once a draft is released staff will determine whether to submit in further detail. Regional council submissions on district plan changes are intended to add value to the plan change in question. These submissions also seek to improve consistency with the operative Regional Policy Statement and/or regional plans. They also identify issues which may need to be addressed to ensure sustainability such as natural hazards (e.g. flood risk) or environmental constraints such as limitations on wastewater disposal or extraction of groundwater. (Note we have not identified plan changes received from councils outside Northland in this table unless we have submitted on them.)

## Activity 4.1 Resource Management Planning continued

#### 4.1.2 Provide planning advice and assistance.

Performance Measures and Targets

Actual Service Performance to 30 June 2011

- c. Provide input and, where appropriate, prepare and appear in support of submissions on subdivision and land use resource consent applications regarding regional policies and rules.
  - Comments, if any, on nonnotified resource consents made within 10 working days and monitored via the department's consent response database. For notified consent applications, where a submission is considered appropriate it is lodged within 20 working days of being served notice of the resource consent application and reported in the CEO's monthly report to the council and submissions recorded on the council's submission files.

### Achieved (2010: Achieved).

In total, 211 (28 notified and 183 non-notified) resource consent applications were received from the three district councils in the reporting period. Submissions were made on seven of the 28 notified applications, and comments made on 26 of the 183 non-notified applications.

All comments and submissions were lodged within the specified timeframes and were reported in the monthly CEO's report.

The comments and submissions are intended to provide consistency with regional planning documents. They are also intended to highlight environmental constraints such as natural hazard risks (e.g. flooding) or other environmental constraints such as limitations or requirements for waste-water disposal which have not been adequately addressed in the application.

In many cases, staff comments and submissions highlight the need for applicants to obtain consents under regional plans which may otherwise have been missed and thereby avoid non-compliance and potential enforcement action for the applicant.



## Activity 4.1 Resource Management Planning continued

4.1.3 Review and respond to legislative changes, proposed National Environmental Standards (NES), and proposed National Policy Statements (NPS).

Performance Measures and Targets	Actual Service Performance to 30 June 2011		
a. Prepare submissions or comments on any proposed legislative changes, NES, and/or NPS, where they impact on the council's responsibilities and resources.			
<ul> <li>Submissions/comments</li> </ul>	Achieved (2010: Achieved).		
prepared and lodged within timeframes specified by requesting agency and	Submissions and comments made within the reporting period were made within specified timeframes, reported to council and recorded on the council's submission files.		
reported in the CEO's report to the council and recorded on the council's submission files.	Council made submissions or comments on the following legislative changes, NES and NPS within the reporting period:		
the council's submission mes.	<ul> <li>Amendment to NES Air Quality – the submission was recorded and reported in the July 2010 CEO report.</li> </ul>		
	<ul> <li>Proposed NES for Plantation Forestry. The submission was recorded and reported in the CEO's report. A submission was also lodged on the subsequently Revised Proposed NES for Plantation Forestry on 13 June 2011 and reported in the July 2011 CEO report.</li> </ul>		
	<ul> <li>Draft NPS Biodiversity – council lodged a submission on the draft NPS. The submission highlighted technical difficulties regarding offsetting and sought alignment with other NPS. The submission was approved by the April council meeting and was reported in the CEO report to the May 2011 council meeting.</li> </ul>		
	<ul> <li>Aquaculture Legislation Amendment Bill (No 3). The council made a submission. It was sent (on time) as agreed by council at the January 2011 meeting. The select committee heard our submission in Auckland on 17 March 2011. A report from the select committee is due back to the House by 27 April 2011. The evidence submitted to the Select Committee indicates that there are a number of issues yet to be resolved.</li> </ul>		
	• Marine and Coastal Area (Takutai Moana) Bill 2010. The third (and final) reading of the Bill occurred on 24 March 2011. The Bill will come into force the day after it is given Royal Assent by the Governor-General. (At the time of writing (31 March) this had not yet been announced.) Māori will have six years from the commencement of the Act to register their interest to negotiate with the Crown, or to file an application for a recognition order with the court.		
	Council made a submission on the Bill. The submission was approved by the council at a full council meeting in November 2010. The CEO, accompanied by staff, presented the council's submission on the Marine and Coastal Area Bill to the Māori Affairs Committee in early December. The presentation focussed on particular issues for Northland and the council. This appearance will be reported in the CEO's report to the January 2011 council meeting. Staff will continue to advise of any developments with and under the legislation including any applications for and any protected customary rights and customary marine title recognised by the High Court or through agreement with the Crown. <i>Continued on following page</i> .		

## Activity 4.1 Resource Management Planning continued

4.1.3	Review and respond to legislative changes, proposed National Environmental Standards (NES), and
	proposed National Policy Statements (NPS).

Performance Measures and Targets	Actual Service Performance to 30 June 2011
a. Continued	<ul> <li>RMA Phase II Reform. The council submitted on the MfE discussion document as agreed at the December 2010 council meeting. The submission was recorded on the council's submission files and was reported in the CEO's report to the January 2011 council meeting.</li> <li>Offshore petroleum health, safety and environmental legislation review. Staff presented a council agenda item on the review to the February 2011 council meeting. Council resolved not to make a submission on the review. No further action has therefore been taken.</li> <li>Forestry schemes. A submission on the Ministry of Agriculture and Forestry review of afforestation schemes was lodged on 17 February 2011 (on time) and reported in the February CEO report. The submission highlighted that both the Afforestation Grant Scheme and Permanent Forest Sink Initiative provide potential social, economic and environmental benefits for Northland over and above those provided by the Emissions Trading Scheme and should therefore be retained.</li> <li>Emissions Trading Scheme Review. Council submitted on the ETS review. The submission was the subject of an agenda item to the April 2011 council meeting and was reported in the CEO report to the same meeting. The submission highlighted potential socio-economic impacts of the ETS on the Northland region.</li> <li>National Policy Statement for Renewable Energy Generation. Since the NPS was released in April 2011 staff have taken part in implementation guidance for the NPS (submissions were sent in 2008 during the NPS consultation).</li> <li>The intent of these submissions is to represent Northland's interests at a national level and to add value to national proposals.</li> <li>As described above staff investigate the effects of law changes, national policy statements, such as the New Zealand Coastal Policy Statement, the National Policy Statement for Freshwater management and the National Policy Statement of renewable energy, for their impact on council and its plans, the new RPS etc and its operations.</li> &lt;</ul>

### Significant positive and negative effects on wellbeing

The Resource Management Planning activity may have the following impacts on wellbeing:

Wellbeing	Positive effects	Negative effects
Economic	Many of the anticipated environmental outcomes specified in the council's planning documents include an enhancement of the environment and this can have economic benefits (e.g. tourism and attracting migrants to the region).	The objectives, policies and rules in regional planning documents may be perceived by some as having potentially negative economic impacts on affected persons.
Environmental	Regional planning documents provide key policies and rules for the sustainable management of Northland's natural and physical resources.	

