1.0 National Policy Statement for Freshwater Management (2020)

National Policy Statement for Freshwater Management	
Provision	Comments
Objective 2.1(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	This objective aims to ensure the natural and physical resources are managed in a way that prioritises the health and wellbeing of water bodies and freshwater ecosystems, health needs of people and the ability of people and communities to provide for their social, economic, and cultural wellbeing. The policies that give effect to this objective are assessed below. The proposed works will be consistent with these policies and therefore give effect to the objective of the NPS-FM.
Policy 1 Freshwater is managed in a way that gives effect to Te Mana o te Wai.	The Cultural Impact Assessment has made recommendations relating to freshwater which have been reflected in the proposal. An assessment against the relevant Iwi Management Plans is also provided in this application and is considered a useful guide to how this proposal is consistent with these policies.
Policy 2 Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.	
Policy 3 Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-	The application includes assessments on hydrology and ecology in terms of how works around Wharekōrino Stream may affect the surrounding environment and wider catchment. Ultimately, the adverse effects will be less than minor in terms of water quality.

National Policy Statement for Freshwater Management	
of-catchment basis, including the effects on receiving environments	The proposal is considered to be consistent with this policy.
Policy 5 Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The proposal will ultimately improve environmental outcomes for Wharekōrino Stream as Culvert 2 removal will mean that a greater portion of Wharekōrino Stream will be daylighted and remove barriers to fish passage, resulting in better environmental outcomes for freshwater ecosystems. The proposal is considered to be consistent with this policy.
Policy 6 There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The proposed works will not affect the ecological or hydrological functioning of Wetland 1 or 2, and will not reduce the extent of these wetlands. The proposal is considered to be consistent with this policy.
Policy 7 The loss of river extent and values is avoided to the extent practicable.	The proposed works will not result in the loss, extent or values of Wharekōrino Stream.
Policy 9 The habitats of indigenous freshwater species are protected.	An ecology assessment has been included with the application and includes management plans that will be in place for the duration of works to protect freshwater species in Wharekōrino Stream. The adverse effects on indigenous freshwater species will be less than minor and appropriately managed for the duration of works. Ultimately, the works will restore habitat of the Wharekōrino Stream which will in turn have positive effects on freshwater species. The proposal is considered to be consistent with this policy.

2.0 National Policy Statement for Highly Productive Land

National Policy Statement for Highly Productive Land	
Provision	Comments
2.1 Objective Highly productive land is protected for use in land-based primary production, both now and for future generations.	Soils on site are classified as LUC 2 and 3, meaning the site meets the definition of Highly Productive Land under Clause 3.5(7) of the NPS-HPL. The proposal will result in a greater area that is available for productive land use. The proposal is consistent with this objective.
Policy 4 The use of highly productive land for land-based primary production is prioritised and supported.	The proposal helps to support the future use of the highly productive land for land-based primary production. The proposal is consistent with this policy.
Policy 8 Highly productive land is protected from inappropriate use and development.	No permanent use or development of the highly productive land is associated with this proposal. The land will be largely vacant following the works. The proposal is consistent with this policy.
Policy 9 Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	The proposal does not include any activities which may result in reverse sensitivity effects. The proposal is therefore consistent with this policy.

3.0 National Policy Statement for Indigenous Biodiversity

National Policy Statement for Indigenous Biodiversity	
Provision	Comments
Objective 2.1 The objective of this National Policy Statement is: a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and b) to achieve this: i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future	This objective aims to ensure appropriate management and enhancement of indigenous biodiversity across the country. The policies that give effect to this objective are assessed below. The proposed works will be consistent with these policies and therefore give effect to the objective of the NPS-IB.
Policy 1 Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.	A Cultural Impact Assessment is included in the application and identifies various cultural values associated with the site that have been factored into the proposed works. An assessment against the relevant Iwi Management Plans is also provided in this application and is considered a useful guide to how the proposal is consistent with these policies.
Policy 2 Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: a) managing indigenous biodiversity on their land; and	

National Policy Statement for Indigenous Biodiversity	
b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and c) actively participating in other decision-making about indigenous biodiversity.	
Policy 3 A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	An Ecological Impact Assessment (EcIA) is included in the application. There is little indigenous biodiversity currently present at the site and no clearance of large native trees is proposed. Adverse effects on indigenous biodiversity will be less than minor. The proposal is therefore consistent with this policy.
Policy 8 The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	The site does not contain an SNA and currently comprises mainly exotic vegetation. The site contains habitat for indigenous species, in particular long tailed bats. Any effects on long tailed bats from vegetation removal will be mitigated through implementation of a Bat Management Plan. The proposal is therefore consistent with this policy.
Policy 13 Restoration of indigenous biodiversity is promoted and provided for.	As part of Culvert 2 removal, the restored riparian margin will be revegetated with native species, thus restoring indigenous biodiversity at the site. The proposal is therefore consistent with these policies.
Policy 14 Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	

4.0 Waikato Regional Policy Statement

Waikato Regional Policy Statement	
Provision	Comments
IM – Integrated management	
IM-O1 Integrated management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	In designing the proposal, a range of factors have been assessed, including the inter-relationships between Wharekōrino Stream, the nearby wetlands, and riparian areas. The needs and desires of tangata whenua for future use of the site have also been factored in. The proposal is considered to be consistent with this objective.
IM-O2 – Resource use and development Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: 1. access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry; 2. the life supporting capacity of soils, water and ecosystems to support primary production activities;	The proposal enhances the life supporting capacity of soils to support primary production activities and enables future landowners to provide for their wellbeing. The proposal is consistent with this objective.

Waikato Regional Policy Statement	
3. the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists; 4. access to the significant mineral resources of the region; and 5. the availability of water for municipal and domestic supply to people and communities.	
IM-O6 – Ecosystem services The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.	An Ecological Impact Assessment is included with the application and management plans will be in place for the duration of works to manage any adverse effects on ecological values (particularly those ecological values associated with Wharekōrino Stream). Ultimately, the proposal will have a positive effect on the receiving environment and therefore enhance ecosystem services in accordance with this policy.
IM-O7 – Relationship of tangata whenua with the environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori including mātauranga Māori; and 2. the role of tangata whenua as kaitiaki.	Tangata whenua have been engaged with in preparation of the consent application. A Cultural Impact Assessment and Waahi Tapu Investigation is included with the application identifying areas of cultural value on site. The application will be limited notified to mana whenua to allow for further engagement and input on tangata whenua values associated with the site and appropriate management. The proposal is consistent with this objective.
IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	The design and methodology of the project has sought to minimise the generation of waste as much as possible. The proposal is consistent with this objective.

Waikato Regional Policy Statement	
IM-P3 – Tangata whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	Tangata whenua have been engaged with in preparation of the consent application. A Cultural Impact Assessment and Waahi Tapu Investigation is included with the application identifying potential areas of cultural value on site. The application will be limited notified to mana whenua to allow for further engagement and input on tangata whenua values associated with the site and appropriate management. The proposal is consistent with this policy.
LF – Land and Freshwater	
LF-O1 – Mauri and values of fresh water bodies Maintain or enhance the mauri and identified values of freshwater bodies including by: 1. maintaining or enhancing the overall quality of freshwater within the region; 2. safeguarding ecosystem processes and indigenous species habitats; 3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; 4. safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030; 5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed; 6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety; 7. recognising that there will be variable management responses required for different catchments of the region; and	The Ecological Impact Assessment has assessed that freshwater quality and wetland values will be maintained. The proposal is consistent with this objective.

Waikato Regional Policy Statement	
8. recognising the interrelationship between land use, water quality and water quantity.	
LF-O3 – Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: a) public access; and b) amenity values. 2. maintain or enhance: a) water quality; b) indigenous biodiversity; c) natural hazard risk reduction; d) cultural values; e) riparian habitat quality and extent; and f) wetland quality and extent.	The proposal will increase enhance riparian planting quality. An increased portion of Wharekōrino Stream will be daylighted which will allow for greater riparian habitat to be established. The proposal is consistent with this objective.
LF-O4 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.	The proposal will safeguard the life supporting capacity of high class soil and increase the range of foreseeable uses of the soil resource. The proposal is consistent with these objectives.
LF-O5 – High class soils The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	
LF-P3 – All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by:	For the duration of works, erosion and sediment control measures will be in place to manage potential sediment runoff into waterbodies. Riparian and wetland habitat will be protected and enhanced. Fish passage will be improved in

Waikato Regional Policy Statement	
1. reducing: a. sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities; b. accelerated sedimentation of estuaries; c. microbial and nutrient contamination; d. other identified contaminants; and 2. Where appropriate, protection and enhancement of: a. riparian and wetland habitat; b. instream habitat diversity; c. indigenous biodiversity; and 3. providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 4. avoiding: a. physical modification of fresh water bodies where practicable; and b. inappropriate development in flood plains; and 5. managing: a. groundwater and surface water flow/level regimes, including flow regime variability; b. linkages between groundwater and surface water; and c. pest and weed species where they contribute to fresh water body and coastal water degradation.	the Wharekōrino Stream, which will return to a less modified state. The proposal is therefore consistent with this policy.
LF-P8 – Maintain or enhance the life supporting capacity of the soil resource	For the duration of works, erosion and sediment control measures will be in place to manage potential sediment

Waikato Regional Policy Statement	
Manage the soil resource to: 1. minimise sedimentation and erosion; 2. maintain or enhance biological, chemical and physical soil properties; and **3.** retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	runoff into waterbodies. Contaminated soils will be removed and cleanfill will be imported as backfill, thus soil resources on site will improve and be better suited for productive use following completion of works. The proposal is therefore consistent with this policy.
LF-P9 – Soil Contaminants Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: 1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.	The proposal to remediate contaminated soil will increase the range of foreseeable uses of the soil resource. The proposal is therefore consistent with this policy.
LF-P11 – High class soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	The proposal will not result in any decline in the availability of high class soils for primary production. The proposal is consistent with this policy.
ECO – Ecosystems and indigenous biodiversity	
ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	The proposal will increase the indigenous biodiversity at the site by increasing the area of native plants in the riparian margins. An increased area of Wharekōrino Stream will also

Waikato Regional Policy Statement	
ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.	be daylighted, allowing for enhancing of biodiversity around the stream and restoration of connectivity. The proposal is consistent with this objective and policy.
HAZ – Hazards and risks	
HAZ-O1 – Natural Hazards The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and	The preferred option for mitigating the impacts on flooding hazards resulting from removing Culvert 2 is assessed to have acceptable and tolerable risks, protects health and safety and avoids creating new intolerable risk. The remediation of contaminated land on the Site will protect

Waikato Regional Policy Statement	
3. enabling the effective and efficient response and recovery from natural hazard events.	human, plant and animal health, and water, air and soil quality from unacceptable risk. The proposal is consistent with this objective and policies.
HAZ-P1 – Natural hazard risk management approach Natural hazard risks are managed using an integrated and holistic approach that: 1. ensures the risk from natural hazards does not exceed an acceptable level; 2. protects health and safety; 3. avoids the creation of new intolerable risk; 4. Reduces intolerable risk to tolerable or acceptable levels; 5. enhances community resilience; 6. is aligned with civil defence approaches; 7. prefers the use of natural features over man-made structures as defences against natural hazards; 8. recognises natural systems and takes a 'whole of system' approach; and 9. seeks to use the best available information/best practice.	
HAZ-P2 – Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards;	

Waikato Regional Policy Statement	
4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and 6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	
HAZ-P4 – Contaminated Land Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	
HCV – Historical and cultural values	
HCV-O1 – Historic and cultural heritage Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	A Cultural Impact Assessment and Waahi Tapu Investigation is included in the application identifying those areas of the site where cultural heritage values are present. An Archaeological Assessment has identified areas of the site where archaeological values may be present. Recommendations of those reports will be followed and an archaeological authority will also be applied for from HNZPT. The proposed activity is consistent with this objective and policies.
HCV-P1 – Managing historic and cultural heritage Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	
HCV-P3 – Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	

Waikato Regional Policy Statement	
NATC – Natural Character	
NATC-O1 – Natural Character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	The proposal will allow for a portion of Wharekōrino Stream to be daylighted, thus restoring the natural character of this part of the stream and its margins. The proposal is consistent with this objective and policy.
NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	

5.0 Waikato Regional Plan

Waikato Regional Plan	
Objectives / Policies	Comments
Chapter 3 Water Module	
<u>Section 3A National direction in accordance with the National Policy Statement for Freshwater Management 2020</u> **Objective 3.A.1: Fish Passage** The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	Fish passage will be improved by the removal of Culvert 2. The proposal is consistent with this objective.
Policy 3.A.2: Natural inland wetlands The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: a. the loss of extent or values arises from any of the following: i. the customary harvest of food or resources undertaken in accordance with tikanga Māori ii. restoration activities iii. scientific research iv. the sustainable harvest of sphagnum moss v. the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) vi. the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020	The loss of extent of Wetlands 1 and 2 will be avoided and their values will be protected. The proposal is consistent with this policy.

Waikato Regional Plan	
vii. natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or b. the regional council is satisfied that: i. the activity is necessary for the construction or upgrade of specified infrastructure; and ii. the specified infrastructure will provide significant national or regional benefits; and iii. there is a functional need for the specified infrastructure in that location; and iv. the effects of the activity are managed through applying the effects management hierarchy.	
3.1 Water Resources **Objective 3.1.2** The management of water bodies in a way which ensures: a. that people are able to take and use water for their social, economic and cultural wellbeing b. net improvement of water quality across the Region c. the avoidance of significant adverse effects on aquatic ecosystems d. the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits e. the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced f. the range of reasonably foreseeable uses of ground water and surface water are protected g. inefficient use of the available ground surface water resources is minimised h. an increase in the extent and quality of the Region's wetlands i. that significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their idntified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated	The natural character and water quality of the water bodies present on site will be protected. The proposal is consistent with this objective.

Waikato Regional Plan	
j. the cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated k. the management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed l. the natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development m. ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield n. shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed o. concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems p. that the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment. q. Refer to Objective 3.A.1.	
Policy 3: Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development: a. Diversity and composition of aquatic and riparian habitat. b. Topography and physical composition of river and lake beds and the course of the river. c. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes.	The natural character of the water bodies present on site will be protected. The proposal is consistent with this policy.

Waikato Regional Plan	
d. Any significant natural features of the lakes and rivers and their margins.	
Policy 8: Reasonable Mixing The zone of reasonable mixing is the area within which a discharge into water (including any discharge that occurs subsequent to a discharge onto or into land) does not need to achieve the standards specified in the water management class for the receiving water body. The size of the mixing zone must be minimised as far as is practicable and will be determined on a case-by-case basis, including consideration of the following matters: a. The nature of the effluent, including its flow rate, composition and contaminant concentrations. b. River flow rate and flow characteristics. c. The design of the outfall. d. The depth, velocity and rate of mixing in the receiving water body. e. Existing contaminant concentrations in the receiving water body both upstream and downstream of the discharge point and the assimilative capacity of the water body. f. The frequency of the discharge. g. The speed with which any contaminants will be diluted. h. The ability of the discharger to alter the location of the discharge and the mixing characteristics of the outfall so as to ensure that adverse effects of the discharge beyond the zone of non-compliance are not inconsistent with the purpose for which the water body is being managed. i. Whether the discharger has taken all practicable steps to minimise the concentration and volume of contaminants at source. j. Any effects of the mixing zone on other users of the water body. k. The extent of adverse effects within the mixing zone.	The implementation of the erosion and sediment control measures is expected to minimise the size of the mixing zone for any sediment discharged during earthworks. The proposal is consistent with this policy.
3.3 Water Takes	Water taken when dewatering excavations will not affect the availability of drinking

Waikato Regional Plan	
3.3.2 Objective a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements. c. The recognition of the significant community benefits that derive from domestic or municipal supply takes. d. The efficient allocation and the efficient use of water. e. No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. f. The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry. g. The continued availability of water for cooling of the Huntly Power Station. h. Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems. i. That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having regard to the contaminant assimilative capacity of water bodies. j. Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and communities (including rural-based activities such as agriculture, perishable food processing and industry). k. Refer to Objective 3.A.1.	water supply or other uses. It will be discharged back onto the ground. The proposal is consistent with this objective.
Policy 1: Establish Allocable and Minimum Flows for Surface Water	There are no established allocable flows for any surface water that ponds in excavations.

Waikato Regional Plan	
(Implements Objective 3.1.2 a), b), c), d), e), g), i) j) k) l) o) and p) and Objective 3.3.2. Also refer to Section 3.2.3 Policy 2 a)iii)) Establish and review allocable and minimum flows for surface water bodies which are to be used when assessing authorised water takes and resource consent applications from surface water bodies while having particular regard to the following matters: a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The recognition of the relationship between tangata whenua with water bodies and providing for tangata whenua input in determining their values and interests, and reviewing the allocable and minimum flows for those surface water bodies. c. The maintenance and enhancement of water quality in accordance with the policies in Chapter 3.2 of this Plan. d. The avoidance of further degradation of water quality having regard to the contaminant assimilative capacity of water bodies. e. The benefits of flow regime variability, including sediment transport and natural flushing and flood flows. f. The avoidance of significant adverse effects on in stream ecological values and biodiversity and the remediation or mitigation of adverse effects otherwise. g. The protection of wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna. h. The security of existing, efficient take and use of water and the associated lawfully established infrastructure. i. Maintenance and enhancement of tangata whenua uses and values of water, including the ability to exercise kaitiakitanga and measures to protect and enhance the mauri of water bodies. j. Maintenance of identified recreational and intrinsic values and the natural character of rivers.	

Waikato Regional Plan	
k. The benefits derived from the use of water for, or directly associated with, the generation of electricity from renewable energy sources and the cooling of the Huntly Power Station. l. The benefits derived from the existing take and consumptive use of water for people's social, economic and cultural wellbeing. m. The benefits to be derived from the efficient take and use of water for reasonably foreseeable future consumptive uses, and in particular existing and reasonably justified and foreseeable future needs for domestic or municipal supply and the reasonable needs for an individual's animal drinking water. n. The effects of climate change on surface water resources.	
Policy 11: Consent Application Assessment Criteria – Surface Water When assessing resource consent applications for surface water takes and/or any associated water use, the effects of these activities shall be assessed individually and cumulatively with all other existing or authorised (or currently applied for) water take and use activities. In doing so the Council shall have particular regard to the following matters: … j. The potential adverse effects on existing users of granting a consent which may result in the allocation of a catchment exceeding the combined primary and secondary allocable flows in Table 3-5 s. The need to ensure that water bodies are not over-allocated (having regard to the current allocation limits of the water body as indicated by Table 3-5 and to the provisions of Policy 6, Policy 9 and Method 3.3.4.10.k) v. The effects of the abstraction on wetlands, areas of significant indigenous vegetation, or significant habitats for indigenous fauna	Surface water taken when dewatering excavations will be discharged back onto the ground nearby and will not have any particular effect on the matters listed in this policy, including on existing users of water, or on wetlands.
3.5 Discharges **3.5.2 Objective** Discharges of contaminants to water undertaken in a manner that:	The discharge of water ponding in excavations to ground as it is pumped out during dewatering will not have any adverse effects, as it will soak back into the ground

Waikato Regional Plan	
a. does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 b. does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2 c. Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	where it originated from. The proposal is consistent with this objective and policy.
Policy 5: Ground Water Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: a. do not compromise existing or reasonably foreseeable uses of ground water b. avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects c. are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.	
<u>3.6 Damming and Diverting</u> **3.6.2 Objective** Damming and/or diverting of water undertaken in a manner that: a. Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2. b. Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2. c. Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle. d. Results in no increase in the adverse effects of flooding or land instability hazards.	The temporary damming and diversion required to remove culvert 2 and line the stormwater trunk pipes will be undertaken in accordance with a fish management plan and in low flow conditions to minimise any flooding risk. Effects will be temporary and the diversions will not impact upon downstream flow regimes. The proposed methodology is consistent with this objective and policy.

e. Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers.

f. Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams.

g. ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3.

h. Refer to Objective 3.A.1.

Policy 2: Damming and Diverting of Water in Perennial Water Bodies

Manage the damming and diverting of water in perennial water bodies in a manner that ensures:

a. Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated.

b. Adverse effects of the use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity that are inconsistent with the policies in Section 4.2.3 are avoided as far as practicable and otherwise remedied or mitigated.

c. That the activity will not obstruct fish passage of trout and/or indigenous fish to complete their lifecycle where it would otherwise occur in the absence of unnatural barriers.

d. The adverse effects of flooding or erosion on neighbouring properties are avoided, remedied or mitigated.

e. Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, habitat and flow regimes in perennial streams.

f. Any significant adverse effect on cave systems are avoided or mitigated.

g. Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7.

Chapter 4 River and Lake Bed Module

4.2 River and Lake Bed Structures **4.2.2 Objective** The use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures in, on, under or over the beds of rivers and lakes managed in a manner that: a. produces a net reduction in the adverse effects of the destabilisation of river and lake beds b. does not have adverse effects on water quality, flow regimes, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. does not obstruct fish passage for trout and indigenous fish to complete their life cycle d. preserves the natural character of river and lake beds and their margins and protects them from inappropriate use and development e. there is no increase in the adverse effects of flooding f. provides for navigation of water bodies where appropriate g. remedies or mitigates adverse effects of existing structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries h. avoids significant adverse effects of new structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries i. remedies or mitigates cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries j. maintains existing legal public access to and along river and lake beds and their margins. k. Refer to Objective 3.A.1	The demolition of culvert 2 will improve fish passage and increase natural character for the Wharekōrino Stream and its margins. The flooding effects of the culvert's removal have been modelled and assessed as acceptable (and will also decrease flooding at the upstream landfill, a risk area). The proposal is consistent with this objective and policy.

Waikato Regional Plan	
Policy 4: Removal of Structures Seek the removal of any derelict, unlawful or non-functional structure in, on, under or over the bed of a river or lake which: a. is causing an obstruction to the flow of water resulting in significant flooding on adjacent land, or b. poses a threat to the safety of people, or c. is causing adverse erosion or siltation that is threatening the integrity of other structures or damaging property, or d. prevents access for maintenance purposes in flood control and drainage scheme areas, or e. is causing significant adverse effects on the natural character of river and lake beds (including caves), or f. is impeding fish passage upstream or downstream unless the effects can be remedied or mitigated or its removal will create more adverse effects on the environment than its non-removal, or it is an historically, culturally or recreationally important structure.	
Chapter 5 Land and Soil Module	
5.1 Accelerated Erosion **5.1.2 Objective** A net reduction of accelerated erosion across the Region so that: a. soil productivity, versatility and capability is maintained b. there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. there is no increase in the adverse effects of flooding or land instability hazards	Erosion and sediment control measures will be in place for the duration of works. Sediment runoff is considered unlikely to create downstream effects. A low proportion of the proposed earthworks is in close proximity to waterbodies. The potential for dust generation will be minimised. The proposal is consistent with this objective and policy.

Waikato Regional Plan	
d. accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided f. cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. g. significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided h. there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 i. damage to property and infrastructure is avoided in particular in High Risk Erosion Areas together with: i. Catchments of estuaries that are areas of significant conservation value on the Coromandel Peninsula ii. Karst and cave systems.	
Policy 1: Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: a. the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area b. the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves c. the erosion potential of soil when it is disturbed or vegetation is cleared	

Waikato Regional Plan	
d. the potential to increase the adverse effects of flooding e. the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki f. the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna g. the potential to compromise air quality objectives as identified in Module 6 Air h. the potential to damage property and infrastructure.	
5.2 Discharges Onto or Into Land **5.2.2 Objective** Discharges of wastes and hazardous substances onto or into land undertaken in a manner that: a. does not contaminate soil to levels that present significant risks to human health or the wider environment b. does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2 c. does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2 d. is not inconsistent with the objectives in Section 5.1.2 e. avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	Cleanfill does not include hazardous substances and discharge of cleanfill to land will not contaminate soil or have adverse effects on water or air quality. The proposal is consistent with this objective and policy.
Policy 1: Low Risk Discharges Onto or Into Land	

Waikato Regional Plan	
Enable, through permitted activity rules and non-regulatory methods, the discharge of contaminants onto or into land where: a. hazardous substances present in the discharge, or produced as a consequence of the breakdown of the contaminants from the discharge: i. are not environmentally persistent ii. will not bioaccumulate to a level that has acute or chronic toxic (carcinogenic, teratogenic or mutagenic) effects on humans or other non-target species b. the discharge of these contaminants onto or into land will not result in pathogens accumulating in soil or pasture to levels that would render the soil unsafe for agricultural or domestic use c. the discharge is not inconsistent with policies in Section 5.1.3 d. the discharge will not result in any effect on water quality or aquatic ecosystems that is inconsistent with the purpose of the Water Management Classes as identified by the policies in Section 3.2.3 e. the discharge will not result in any effect on air quality that is inconsistent with policies in Section 6.1.3 f. the discharge will not damage archaeological sites, waahi tapu or other identified sites of importance to tangata whenua as Kaitiaki.	
5.3 Contaminated Land **5.3.2 Objective** Discharges of contaminants from contaminated land shall be managed so that they: a. do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water b. do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2	The project will remediate contaminated land so that there is no ongoing discharge or risk needing to be managed. The proposal is consistent with this objective and policies.

Waikato Regional Plan	
c. there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2 d. avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu e. remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	
Policy 3: Remediation Through rules in this Plan and resource consent processes, enable the remediation of contaminated land where the technology to be used and associated discharges are unlikely to have adverse effects that are inconsistent with the objectives or the requirements of the RMA.	
Policy 4: High Priority Land Uses and Confirmed Contaminated Land Ensure that any discharges from high priority land uses and confirmed contaminated land do not present a significant risk of adverse effects.	

6.0 Waipā District Plan

Waipā District Plan	
Provision	Comments
Part C – Strategic Policy Framework	
Section 1 – Strategic Policy Framework	

Waipā District Plan	
Objective 1.3.4 - Tāngata whenua To uphold, and assist tāngata whenua to uphold, the partnership principles inherent within Te Tiriti o Waitangi, by assisting tāngata whenua to maintain and enhance their culture, traditions, economy and society, in order that their well-being (mauri) and health (hauora) is maintained.	The proposal gives effect to a Treaty Settlement and contributes towards upholding the principles of Te Tiriti. The proposal is consistent with this objective and policy.
Policy 1.3.4.1 - Cultural and historic relationship To recognise and promote the cultural and historic relationships tāngata whenua have with the District.	
Part D – Zone Provisions	
Section 4 – Rural Zone	
Objective 4.3.1 - Rural resources To maintain or enhance the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources.	The proposal will maintain the health of the land, including surface and groundwater, productive soils, and freshwater ecosystems. The proposal is consistent with this objective.
Policy 4.3.1.1 - Health and well-being of the Waikato and Waipā Rivers To give effect to the directions and outcomes in Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River and the Waipā Accord through District Plan provisions relating to building setbacks, earthworks, farming activities, non-farming activities, intensive farming, rural based industries and solid and liquid waste.	An increased area of Wharekōrino Stream will be daylighted and the riparian area stabilised and planted. Other proposed earthworks in proximity to water bodies are minor and will be reinstated to original ground levels, and regrassed. Appropriate erosion and sediment control measures will be in place for the duration of works to protect water quality. The proposal is consistent with these policies.
Policy 4.3.1.3 - Avoid adverse effects on aquatic and riparian ecosystems (including lakes) To avoid, remedy or mitigate adverse effects of development, subdivision and activities on the quality of the District's ground and surface water resource, and promote the enhancement of their ecological and cultural values by:	

Waipā District Plan	
Maintaining or enhancing the life supporting capacity of water bodies; and Maintaining or enhancing the ability to use aquatic ecosystems as mahinga kai (a food source); and Where appropriate, maintaining or enhancing the availability of water bodies for recreation; and Enhancing ecological corridors and riparian margins.	
Policy 4.3.1.4 - Protect the rural soil resource The versatility and life supporting capacity of the District's rural land and soil resource, particularly high class soils and peat soils, are protected from development, subdivision or activities that would prevent its future use for primary production, or its ability to maintain the District's ecological/biodiversity values.	The proposal will result in a greater area that is available for productive land use in future. The proposal is consistent with this policy.
Policy 4.3.1.6 - Earthworks To ensure that earthworks are carried out in a manner that avoids adverse effects on infrastructure, between properties and on water bodies.	Appropriate erosion and sediment control measures will be in place for the duration of works to protect water quality. No offsite effects are anticipated. The proposal is consistent with this policy.
Objective 4.3.7 - Rural character Rural character and amenity is maintained. ***Policies - Rural character*** 4.3.7.1 - Land use activities should be at a density, scale, intensity and location to maintain rural character. 4.3.7.2 - Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.	The proposal will increase rural character. The proposal is consistent with this policy.

Waipā District Plan	
Objective 4.3.10 – Rural amenity, noise and vibration To maintain rural amenity while enabling the operation of noise and vibration generating farming activities within the Rural Zone. **Policy 4.3.10.2 – Noise: Rural activities** To ensure that the adverse effects of noise generated by rural activities are avoided, remedied or mitigated.	The acoustic assessment confirms that the adverse effects of construction noise and vibration as a result of the proposed works will be less than minor. The proposal is consistent with this objective and policy.
Part E – District Wide Provisions	
Section 15 – Infrastructure, Hazards, Development and Subdivision	
Objective 15.3.9 - Protection of cultural sites, and archaeological sites To protect the District's cultural sites identified in this Plan and to manage the effects of development and subdivision on archaeological sites. **Policy 15.3.9.1 - Avoid disturbance of cultural sites** To manage the actual and potential effects on cultural sites by assessing the layout and design of development and subdivision including buildings, earthworks, infrastructure and driveways within 20m of the boundary of an identified cultural site(s) to ensure that sites are not disturbed. **Policy 15.3.9.2 - Management of effects on archaeological sites** To manage effects on the archaeological resource of the District at the time of development and subdivision.	No cultural or archaeological sites are identified in the Plan. A Cultural Impact Assessment and Waahi Tapu Investigation is included in the application identifying areas of the site which are of cultural significance. Cultural monitoring of works in these areas is proposed. An archaeological assessment has identified areas of potential archaeology. An archaeological authority will be sought and be in place for the duration of works should cultural or archaeological materials be discovered. The proposal is consistent with this objective and policies.
Section 16 – Transportation	
Objective 16.3.3 - Maintaining transport network efficiency	The Integrated Transport Assessment has concluded that the proposal will maintain the safety, efficiency and effectiveness of

Waipā District Plan	
To maintain the ability of the transport network to distribute people and goods safely, efficiently and effectively. **Policy 16.3.3.1 - Effects of development or subdivision on the transport network** Avoid, remedy or mitigate the adverse effects of development or subdivision on the operation and maintenance of the transport network, including from: a. Traffic generation, load type, or vehicle characteristics; and b. The collection and disposal of stormwater; and c. Reverse sensitivity effects where development or subdivision adjoins existing and planned roads.	the transport network. The proposal is consistent with this objective and policy.
Objective 16.3.4 - Provision of vehicle entrances, parking, loading and manoeuvring areas The provision of adequate and well located vehicle entrances and parking, loading and manoeuvring areas that contribute to both the efficient functioning of the site and the adjacent transport network. **Policy 16.3.4.1 - Location of vehicle entrances** To maintain the safe and efficient functioning of adjoining roads and railways, vehicle entrances to all activities shall be located and formed to achieve safe sight lines and entry and egress from the site. In some locations, adjoining rail lines, State Highways, and the District's Commercial Zones; vehicle entrances will be limited and will require assessment due to the complexity of the roading environment, or the importance of provision for pedestrians.	The Integrated Transport Assessment has assessed that the existing vehicle entrance and parking/manoeuvring provision onsite is adequate to service construction traffic associated with the proposal. The proposal is consistent with this objective and policies.
Policy 16.3.4.2 - Ensuring adequate parking, loading and manoeuvring areas on-site To maintain the efficient functioning of adjoining roads, all activities shall provide sufficient area on-site to accommodate the parking, loading and manoeuvring area requirements of the activity, except in the Residential Zone and Medium Density	

Waipā District Plan	
Residential Zone where the provision of on-site manoeuvring for dwellings is enabled within the setbacks.	
Section 19 – Hazardous Substances and Contaminated Land	
Objective 19.3.1 - Hazardous substances and facilities: prevention or mitigation of adverse environmental and human health effects and minimisation of risk To avoid or mitigate the risks of adverse effects created by the transport, use, storage and disposal of hazardous substances and/or the management of hazardous facilities on the environment.	Comprehensive investigations and reporting have been undertaken to establish the extent of contaminated land. As per the RAP and DDRMP, appropriate measures will be in place for the duration of works to ensure that the risk to human health from disturbing, transporting and handling contaminated soil and hazardous substances is appropriately mitigated. The proposal is consistent with these objectives and policies.
Policy 19.3.1.3 - Transport and disposal of hazardous substances and waste To ensure that hazardous substances and hazardous waste are transported and disposed of using methods and facilities which: a. Are specifically designed to handle the disposal of hazardous substances; and *b.* Use techniques that avoid adverse effects on human health and the environment.	
Objective 19.3.2 - Managing risks of potentially contaminated land To ensure that significant risks to human health and the environment posed by potentially contaminated land are identified and addressed as part of development, or change of use. **Policy 19.3.2.1 - Investigation of potentially contaminated land** To ensure that development sites that have a history of land use that may have resulted in contamination of the soil shall be subject to a preliminary site investigation to confirm whether further investigation, remediation or management is required. This will ensure that the land is suitable for the intended exposure to humans and the environment.	
Objective 19.3.3 - Managing risks of contaminated land	

Waipā District Plan	
To ensure that unacceptable risk to human health and the environment posed by remediation, development, use and redevelopment of contaminated land is prevented or mitigated. **Policy 19.3.3.1 - Avoid or mitigate of adverse effects of contaminated land** By ensuring that all development, use, and redevelopment of land affected by soil contamination avoids, remedies or mitigates adverse effects and risk on human health. **Policy 19.3.3.2 - Management measures for contaminated land** By ensuring that management measures for contaminated land, that provide for remediation, management, or disposal of contaminated soil, ensure that the level of contamination is appropriate for any proposed future use of the land. **Policy 19.3.3.3 - Risk management for use of contaminated land** 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.	
Section 20 – Health and General Amenity	
Objective 20.3.1 - Air and water quality To maintain and where possible improve existing air and water quality. **Policy 20.3.1.1 - Contain adverse effects** To ensure that activities avoid, remedy or mitigate nuisance effects beyond the boundary of the site and on any water bodies in order to maintain and enhance amenity and a healthy and safe environment.	Erosion and sediment control measures will be in place for the duration of works to ensure sediment and dust is kept within the site, and does not adversely affect Wharekōrino Stream. The proposal is consistent with this objective and policy.
Objective 20.3.3 - Maintenance of buildings, sites and infrastructure To ensure that buildings, sites and infrastructure are maintained. **Policy 20.3.3.1 - Maintaining amenity values**	The proposal will not detract from amenity values as the majority of the site is screened from public views and the DDRMP contains measures to ensure the site remains tidy. The proposal is consistent with this objective and policy.

Waipā District Plan	
To ensure that buildings, sites and infrastructure are maintained and do not detract from amenity values or result in any adverse effects on roads.	
Part F – District Wide Natural and Cultural Heritage	
Section 22 – Heritage and Archaeology	
Objective 22.3.5 – Protecting Cultural Sites To protect the integrity of Waipā's cultural sites from inappropriate subdivision, use and development and give effect to Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River by identifying and recording cultural items. **Policy 22.3.5.1 – Protection of cultural sites** To retain the integrity of cultural sites (Appendix N2) and give effect to the Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River, by requiring all development, in particular earthworks, buildings, access, and wastewater systems and their disposal fields to be set back from cultural sites.	A Cultural Impact Assessment and Waahi Tapu Investigation is included in the application identifying areas of the site which are of cultural significance. Cultural monitoring of works in these areas is proposed. An archaeological authority will be sought and be in place for the duration of works should cultural or archaeological materials be discovered. The proposal is consistent with this objective and policy.
Section 24 – Indigenous Biodiversity	
Objective 24.3.1 - Managing effects on district wide indigenous biodiversity To maintain and enhance the existing level of biodiversity within the District. **Policy 24.3.1.1 - Maintenance and enhancement of indigenous biodiversity** To achieve the maintenance and enhancement of indigenous biodiversity values in the District by ensuring that removal of indigenous vegetation or disturbance of wetland areas only occurs where: a. Connectivity to link core habitats along biodiversity corridors is supported; and b. Sensitive sites remain buffered from intensive land use, development and subdivision; and	Indigenous vegetation removal and wetland disturbance is minimised as far as practicable. The EcIA has recommended a number of mitigation measures and assessed that with these in place, the proposal will maintain indigenous biodiversity. The proposal is consistent with this objective and policy.

Waipā District Plan	
c. Habitat is retained for at risk and threatened indigenous species; and d. Customary activities do not adversely affect at risk or threatened indigenous species; and e. Consideration has been given to opportunities that contribute to no net loss at a regional scale.	
Section 26 – Lakes and Water bodies	
Objective 26.3.1 – Protecting the natural character of lakes and water bodies and their margins from inappropriate use and development Ensure that activities that occur on and adjacent to lakes and water bodies are managed to avoid, and where possible enhance, natural character and water quality. **Policy 26.3.1.1 - Ensuring activities are setback from lakes and water bodies** To ensure that adverse effects on public access to lakes and water bodies, and on the natural character and quality of the water in lakes and water bodies are avoided, through establishing setbacks for a range of activities that may cause adverse effects, except within the Karāpiro and Arapuni Hydro Power Zone. **Policy 26.3.1.5 Enhancing natural character** Promote the restoration and enhancement of the natural character of lakes, water bodies and their margins.	The primary area of works within proximity to a water body is Culvert 2 removal, which involves daylighting of a portion of Wharekorino Stream, thus enhancing the natural character of the stream. Riparian planting will also enhance natural character. Other proposed earthworks in proximity to water bodies are minor and will be reinstated to original ground levels, and regrassed. Natural character will be maintained. Appropriate erosion and sediment control measures will be in place for the duration of works to protect water quality. The proposal is consistent with this objective and policies.