Appendix OO – Other AUP Objectives and Policies Assessment

Objectives / Policies (not otherwise addressed in AEE)	Comments
D26 National Grid Corridor Overlay	
D26.2 Objective	• The south-east corner of Lot 2 is located within the National Grid Overlay. No new activities sensitive to the National Grid are proposed within the overlay. • Works within the overlay are limited to the proposed path to the eastern edge of Lot 2 and involves minor earthworks that are a permitted activity. • The proposed pathway will not impact on the efficient operation of the National Grid and the outcomes sought under the overlay are considered to be maintained by the proposal.
(1) The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.	
D23.3 Policies	
(1) Require subdivision, use and development within the National Grid Corridor Overlay to be undertaken so that it: ….	
(2) Require structure plans to take into account the National Grid Corridor overlay to ensure that the National Grid is not compromised by reverse sensitivity and other effects from future subdivision, use and development	
(3) Require activities within the National Grid Corridor overlay within the coastal marine area to be undertaken so that they achieve all relevant items in Policy D26.3(1).	
E1 Water quality and integrated management (also applies to E5, E6, E7 and E8)	
E1.2 Objectives	

(1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.	The water quality on the site will be maintained or enhanced through extensive planting proposed, particularly within the riparian margins and wetlands located on the site. The Ecological Impact Assessment states that the proposal will result in a net positive gain in relation to the ecological values of the site.
(2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.	Treatment of wastewater is proposed and where possible, treatment of stormwater to ensure quality will be maintained before discharging onto land or into waterways on the site. The extensive revegetation proposed will also contribute to maintaining and enhancing the mauri of waterbodies on the site.
(3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.	The Stormwater Management Plan (**Appendix AA**), Infrastructure Report (**Appendix J**) and Wastewater Design Reports (**Appendix Z**) outline the various methodologies and mechanisms that will be utilised to ensure freshwater quality is maintained and any adverse effects appropriately mitigated to protect public health.
E1.3 Policies	
(1) Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to: (a) the National Policy Statement for Freshwater Management National Bottom Lines; (b) the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health associated with different land uses within catchments in accordance with Policy E1.3(2); or (c) other indicators of water quality and ecosystem health.	The proposal does not involve stream reclamation and works within waterways are limited to culverts and outfalls. The water quality, stream channels, flows and associated freshwater values will be maintained by the proposal via the proposed streamworks methodologies, extensive riparian planting, planting elsewhere on the site and wetland restoration. The proposed stormwater and wastewater systems have been designed to avoid or minimise impacts on water quality and the assessment of effects contained within the Ecological Impact Assessment (**Appendix F**) outlines

(2) Manage discharges, subdivision, use, and development that affect freshwater systems to: ….	that the proposed discharges will have a low magnitude impact and will not result in the decline of water quality and ecosystem health.
(3) Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.	The proposal includes extensive restoration and planting of waterways and wetlands and will greatly improve the ecological values of the site from its current state as outlined in the Ecological Impact Assessment.
(4) When considering any application for a discharge, the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and (b) the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided.	A holistic approach has been taken for stormwater treatment, including both treatment at source (swales, raingardens, proprietary filters) and through catchment wide solutions such as native planting proposed and culvert upgrades. The enhancement and protection of streams and wetlands will provide significant environmental benefits and overall improvement to stream health. Stormwater treatment is proposed where possible and the planting will provide additional treatment before discharging to streams on the site.
(5) When considering any application for a discharge the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and	The Wastewater Design Reports assesses in detail the proposed wastewater systems. The reports consider that the proposed on-site wastewater treatment and land application system(s) will meet and/or exceed the requirements of TP58 and with tertiary treatment, timer dosing, and drip irrigation across a sufficiently large disposal field, will appropriately mitigate any adverse effects.

communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.	
(6) Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal): (a) new discharge; or (b) a change or increase in any discharge of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater.	
(7) Develop Freshwater Management Unit specific objectives and limits for freshwater with Mana Whenua, through community engagement, scientific research and mātauranga Māori, to replace the Macroinvertebrate Community Index interim guideline and to give full effect to the National Policy Statement for Freshwater Management.	Not applicable to the proposal.
(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by: (a) taking an integrated stormwater management approach (refer to Policy E1.3.10); (b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments; (c) minimising or mitigating changes in hydrology, including loss of infiltration, to:	A comprehensive stormwater management approach has been adopted for the proposal which a solution-based strategy to sufficiently mitigate any effects on the receiving environment. The following mechanisms are proposed to minimise the discharge of contaminants and effects on freshwater systems: • Treatment for all car parking areas with 30+ car parks • Treatment via raingardens, proprietary devices and native revegetation and stream planting

(i) minimise erosion and associated effects on stream health and values; (ii) maintain stream baseflows; and (iii) support groundwater recharge; (d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and (e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.	• Outfalls to existing streams equipped with riprap protection in accordance with best practice • On site retention and detention • Incorporation of water sensitive design into the stormwater management approach • Extensive planting of riparian areas and elsewhere on the site The proposal will be sufficiently serviced by appropriate stormwater infrastructure as outlined in the Engineering documents.
(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following: (a)) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads; (b) requiring measures to reduce the discharge of gross stormwater pollutants; (c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows: (i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps); (ii) where development exceeds the maximum impervious area for the relevant zone; or (iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;	

(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and (e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.	
(10) In taking an integrated stormwater management approach have regard to all of the following: (a) the nature and scale of the development and practical and cost considerations, recognising: (i) greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas; (ii) intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and (iii) site operational and use requirements may preclude the use of an integrated stormwater management approach. (b) the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments; (c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation	The Stormwater Management Plan provides a detailed assessment of these matters.

and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments; (d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and (e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.	
(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to: (a) the nature, quality, volume and peak flow of the stormwater runoff; (b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park; (c) the potential for the diversion and discharge to create or exacerbate flood risks; (d) options to manage stormwater on-site or the use of communal stormwater management measures; (e) practical limitations in respect of the measures that can be applied; and (f) the current state of receiving environments.	
(12) Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise	Response provided under E1.3(8).

new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.	
(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.	The Stormwater Management Plan requires the use of retention and detention throughout the proposal and a means of stormwater disposal for future lots and impervious area will be provided on the site. Culvert upgrades, the use of proprietary devise and/or rain gardens are all proposed to ensure stormwater is sufficiently managed on site.
(14) Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following: (a) the best practicable option criteria as set out in section 2 of the Resource Management Act 1991; (b) the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated; (c) the scale and significance of the adverse effects; (d) infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas; (e) the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls; (f) opportunities to integrate with other major infrastructure projects or works;	The Stormwater Management Plan outlines the best practical approach for the site and goes above and beyond what would be required to ensure any adverse effects from stormwater discharge are appropriately mitigated and managed. Please refer to the SMP for further details.

(g) the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and (h) operational requirements and space limitations.	
(15) Utilise stormwater discharge to ground soakage in areas underlain by shallow or highly permeable aquifers provided that: (a) ground soakage is available; (b) any risk to people and property from land instability or flooding is avoided; (c) stormwater quality treatment is implemented to minimise effects on the capacity and water quality of the underlying aquifer system; and (d) discharge to ground soakage is the most effective and sustainable option.	Not applicable as no ground soakage included in the proposal.
(16) Require land use development and drainage systems within areas underlain by peat soils to provide for stormwater discharge to ground soakage that maintains underlying water levels and the geotechnical stability of the peat soils.	
(17) Avoid the discharge of wastewater to the coastal marine area and to freshwater, unless: …..	No discharge of wastewater to the coastal marine area is proposed.
(18) Avoid the discharge of wastewater from wastewater treatment plants and associated structures to freshwater, unless: …..	The wastewater treatment plant disposes to ground.

(19) (22)	Policies related to wastewater network overflow discharges, not applicable to the proposal as they are not connected to an existing wastewater network.
(23) Enable on-site domestic-type wastewater treatment and disposal where: (a) there is no wastewater network available, or it is not practicable to connect into one of the network, or any existing network does not have capacity, and it is not practicable to upgrade it; and (b) the on-site wastewater treatment results in a discharge that is of a quality and volume that avoids significant adverse effects on groundwater, surface and coastal water quality, public health and amenity.	The site is not connected to a wastewater network and the on-site wastewater treatment proposed results in effluent quality which meets or exceeds the necessary requirements for land disposal.
(24) Require proposals for on-site wastewater treatment and disposal to land or water to demonstrate all of the following: (a) there is no practicable alternative land based disposal option; (b) significant adverse effects on public and environmental health, water quality and amenity values are avoided and other adverse effects are remedied or mitigated; (c) an assessment of the site conditions has been undertaken and the proposed system and its design are appropriate for these conditions; (d) the design of the on-site wastewater system and the proposed volume of discharge will minimise the level of contaminants to the greatest extent practicable; (e) that adverse effects on Mana Whenua values will be avoided; and	Please refer to the Wastewater Design Reports for the exact details.

(f) that operations, management and response procedures are in place to ensure the on-going performance of the system and where systems service more than one site, responsibilities for these functions are clearly identified.	
(25) Only allow the discharge of treated wastewater to water where all the following are addressed: ….	Discharge of treated wastewater will only occur on to land.
(26) Prevent or minimise the adverse effects from construction, maintenance, investigation and other activities on the quality of freshwater and coastal water by: (a) adopting best management practices and establishing minimum standards for the discharges;	As detailed in the responses provided and relevant supporting information, all works are proposed to be undertaken in accordance with best practice to minimise and mitigate adverse effects.
E2 Water quantity, allocation and use (also applies to E8)	
E2.2 Objectives	
(1) Water in surface rivers and groundwater aquifers is available for use provided the natural values of water are maintained and established limits are not exceeded.	No reported abstraction limit and aquifer system is not considered to be under stress. Please refer to the Groundwater Abstraction Desktop Study Report in **Appendix Y** for further details.
(2) Water resources are managed within limits to meet current and future water needs for social, cultural and economic purposes.	Desktop assessment indicates groundwater abstraction is viable and will not cause adverse impacts.
(3) Freshwater resources available for use are managed and allocated in order of priority to provide for domestic and municipal water supplies, animals, and economic development.	Abstraction requirements based on limited potable use during drought conditions to support reasonable domestic use only. Requirement to restrict irrigation/landscaping demand during drought acknowledged in reporting.

(4) Water resources are managed to maximise the efficient allocation and efficient use of available water.	
(5) Mana Whenua values including the mauri of water, are acknowledged in the allocation and use of water.	
E2.3 Policies	
(1) Manage the allocation of fresh water within the guidelines provided by Appendix 2 River and stream minimum flow and availability and Appendix 3 Aquifer water availabilities and levels and give priority to making freshwater available for the following uses (in descending order of priority): (a) existing and reasonably foreseeable domestic and municipal water supply and animal drinking water requirements; (b) existing lawfully established water users; (c) uses of water for which alternative water sources are unavailable or unsuitable; and (d) all other uses.	No reported abstraction limit in Appendix 3 and aquifer system not considered to be under stress.
(2) Ensure allocations support the outcomes sought by relevant objectives and policies in B7.3 Freshwater systems.	Not applicable to the proposal.
(3) Manage the allocation of geothermal water, heat or energy within the guidelines provided by Appendix 3 Aquifer water availabilities and levels and give priority to making water, heat or energy available for (in descending order of priority): (a) in accordance with tikanga Māori for the communal benefit of Mana Whenua of the area;	Not applicable to the proposal.

(b) existing lawfully established water uses; (c) heating public pools; or (d) all other uses.	
(4) Promote the efficient allocation and use of freshwater and geothermal water by: (a) requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use, and where appropriate: (b) requiring consideration of water conservation and thermal efficiency methods; (i) municipal water supplies are supported by a water management plan; (ii) industrial and irrigation supplies implement best practice, in respect of the efficient use of water for that particular activity or industry; or (iii) all takes (other than municipal water supplies from a dam) are limited to a maximum annual allocation based on estimated water requirements; (c) facilitating the transfer of surface water take permits, provided the transfer is within the same surface water catchment and does not result in site-specific adverse effects; (d) encouraging the shared use and management of water through water user groups or other arrangements where it results in an increased efficiency in the use and allocation of water; and (e) providing for storage and harvesting of fresh water.	Rainfall harvesting incorporated as practical to minimise groundwater demand. Abstraction required to water supply during periods of no/low rainfall.

(5) Manage the taking and use of surface water from rivers, streams and springs and taking and use of groundwater from aquifers to meet all of the following except where water allocation exceeds or is close to exceeding the guidelines (refer to Policy E2.3(10)): (a) the minimum flow and availability guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability are not exceeded; and (b) the aquifer availability and groundwater levels in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels are not exceeded.	No reported abstraction limit in Appendix 3 of the Groundwater Abstraction Desktop Study Report, aquifer system not considered to be under stress.
(6) Require proposals to take and use water from lakes, rivers, streams, springs or wetlands to demonstrate all of the following: (a) the taking of surface water from any river or stream is within the guideline in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability, except in accordance with Policy E2.3(11); (b) appropriate water levels and downstream flow regimes will be maintained, including: (i) ow flows in rivers and streams to protect in-stream values; (ii) flow variability in rivers, streams and springs; (iii) water levels and flows in wetlands ensure vegetation and habitat values of the wetland are protected throughout the year;	Not applicable to the proposal.

(iv) water levels in lakes maintain the ecological values and water quality of the lake and its shoreline stability, and enable recreational use; and (v) existing lawfully established taking of water is not adversely affected; (c) the taking of water will be at times of the day or year that will safeguard the identified freshwater values of the water body; (d) intake structures will be designed, constructed, operated and maintained to avoid adverse effects on biota, including the entrainment and impingement of fish; and (e) there are options for implementing water conservation measures in times of water shortage.	
(7) Require all proposals to take and use groundwater from any aquifer to demonstrate that: (a) the taking is within the water availabilities and levels for the aquifer in Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels, except in accordance with Policy E2.3(11), and meeting all of the following: (i) recharge to other aquifers is maintained; and (ii) aquifer consolidation and surface subsidence is avoided. (b) the taking will avoid, remedy or mitigate adverse effects on surface water flows, including the following: (i) base flow of rivers, streams and springs; and (ii) any river or stream flow requirements and in particular the minimum stream flow and	No reported abstraction limit in Appendix 3 of the Groundwater Abstraction Desktop Study Report and aquifer system not considered to be under stress. Desktop assessment indicates that dewatering effects are not anticipated to adversely impact identified receivers.

availability in Appendix 2 River and stream minimum flow and availability. (c) the taking will avoid, remedy or mitigate adverse effects on terrestrial and freshwater ecosystem habitat; (d) the taking will not cause saltwater intrusion or any other contamination; (e) the taking will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes; (f) Policy E2.3(7)(e) above will not apply in the following circumstances: (i) where it is practicably possible to locate the pump intake at a greater depth within the affected bore; or (ii) where it can be demonstrated that the affected bore accesses, or could access, groundwater at a deeper level within the same aquifer, if drilled or cased to a greater depth. (g) the proposed bore is capable of extracting the quantity of groundwater applied for; and (h) the proposal avoids, remedies or mitigates any ground settlement that may cause distress, including reducing the ability of an existing building or structure to meet the relevant requirements of the Building Act 2004 or the New Zealand Building Code, to any existing: (i) buildings; (ii) structures; or	

(iii) services including roads, pavements, power, gas, electricity, water and wastewater networks and fibre-optic cables.	
(8) Consider mitigation options, where there are significant adverse effects on the matters identified in policies E2.3(6) and (7) above, including any of the following: (a) consideration of alternative locations, rates and timing of takes for both surface water and groundwater; (b) use of alternative water supplies; (c) use of water conservation methods when water shortage conditions apply (d) provision for fish passage in rivers and streams; (e) wetland creation or enhancement of existing wetlands; (f) riparian planting; or (g) consideration of alternative designs for groundwater dewatering proposals.	Not applicable to the proposal.
(9) Require proposals to take and use surface water and groundwater to monitor the effects of the take on the quality and quantity of the water resource and to: (a) measure and record water use and rate of take; (b) measure and record water flows and levels; (c) sample and assess water quality and freshwater ecology; (d) measure and record the movement of ground, buildings and other structures; and (e) monitoring should be of a type and scale appropriate for the activity.	Settlement and ecology effects not anticipated. Groundwater take rate and volume to be recorded as required.

(10) Manage water availability, where water allocation exceeds or is close to exceeding the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels by: (a) not granting new consent applications to take water except where provided for by Policy E2.3(11); (b) reducing existing takes over time and phasing out any over allocation by: (i) encouraging voluntary reductions in water allocations; and (ii) reviewing existing consents to align water allocations to the actual historical use of water, for horticultural operators this will be averaged across the full rotational cycle of the crops grown. (c) exempting existing allocations for municipal water supply under Policy E2.3(10)(b)(ii) above from review where a water management plan demonstrates a necessary increase in abstraction to cater for planned urban growth; (d) reviewing existing consents to require the efficient use of water; and (e) accounting for takes expressly permitted in this Plan, or allowed under section 14(3)(b) of the Resource Management Act 1991.	Not applicable to the proposal.
(11) Allow takes that exceed the guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability and Table 1 Aquifer water	Not applicable to the proposal.

availabilities and Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels in the following circumstances: (a) For guidelines in Table 1 River and stream minimum flow and availability in Appendix 2 River and stream minimum flow and availability, when the river or stream flow is greater than the median flow, provided the total take does not exceed 10 per cent of the flow in the river or stream at the time of abstraction, and natural flow variability is maintained; or (b) For all guidelines, where it is appropriately demonstrated in terms of the requirements of Policy of E2.3(6)(b) or Policy E2.3(7), that additional water is available for allocation.	
(12) Consider the use of water shortage directions under section 329 of the Resource Management Act 1991 to impose temporary restrictions on water take, use, allocation, damming or diversion or discharge of contaminants into water in times of serious temporary water shortage, including where a river is at or below its Table 1 River and stream minimum flow and availability specified in Appendix 2 River and stream minimum flow and availability or groundwater levels are below the Table 2 Interim aquifer groundwater levels in Appendix 3 Aquifer water availabilities and levels having regard to the following priority uses: (a) takes for firefighting purposes, allowed under section 14(3)(e) of the Resource Management Act 1991; (b) takes expressly permitted in this Plan or allowed under section 14(3)(b) of the Resource Management Act 1991;	Not applicable to the proposal.

(c) consented or permitted takes for domestic and municipal water supply taken in accordance with a water shortage management plan in any relevant Water Management Plan; (d) takes for lifeline utilities, marae, residential accommodation and schools not connected to municipal water supply; (e) takes for perishable food processing; or (f) takes for irrigating water sensitive crops for human consumption.	
(13) When considering any application the Council must have regard to the following matters: (a) the extent to which the change would adversely affect safeguarding the lifesupporting capacity of fresh water and of any associated ecosystem; and (b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of freshwater and of any associated ecosystem resulting from the change would be avoided.	Not applicable to the proposal.
(14) Policy E2.3(13) applies to: (a) any new activity; and (b) any change in the character, intensity or scale of any established activity that involves any taking, using, damming or diverting of freshwater or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately	Not applicable to the proposal.

preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).	
(15) Policies E2.3(13) and (14) do not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.	Not applicable to the proposal.
(16) Develop catchment specific limits for freshwater quantity with Mana Whenua, through community engagement, scientific research and mātauranga Māori.	Not applicable to the proposal.
(17) Require resource consents granted to take, use or dam water and to discharge contaminants to land or freshwater to be for a duration and to include a condition setting the review date(s) of the consent, that will enable the concurrent processing or review of all consents/replacement applications, as a basis for a comprehensive and integrated assessment of water quality and water quantity issues in a specific catchment and/or aquifer system.	Not applicable to the proposal.
(18) Encourage the off-stream damming of water in preference to the damming of rivers or streams.	Not applicable to the proposal.
(19) Avoid damming water in the Natural Lake Management Areas Overlay, Wetland Management Areas Overlay and Natural Stream Management Areas Overlay other than where:	Not applicable to the proposal.

(a) these areas are in a Water Supply Management Areas Overlay and the damming is necessary for municipal water supply; (b) the damming is necessary for the protection or maintenance of the natural values of the management area and there are no practicable alternative methods to achieve this protection; or (c) the damming is necessary for managing hazards or the provision of infrastructure and there are no practicable alternatives to damming the water.	
(20) Require proposals to dam a river to demonstrate the following: (a) adverse effects on fish passage are avoided or remedied, where native fish and/or habitats actually or potentially exist upstream; (b) appropriate water levels and downstream flow regimes will be maintained, including: (c) existing lawfully established upstream and downstream water uses are not adversely affected by the damming proposal, including those allowed by section 14(3)(b) of the Resource Management Act 1991; (d) Mana Whenua values associated with the wetland, lake or river are identified and the effect of the proposal on these values are assessed and taken into account; (e) the design, construction, operation and maintenance of the dam avoids significant adverse effects and remedies or mitigates other effects on the following:	Not applicable to the proposal.

(f) if applicable, recognise the Vision and Strategy for the Waikato River in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.	
(21) Require proposals for new, change or replacement applications to dam a river or stream or dam water with an off-stream dam to undertake monitoring of a type and scale appropriate for the activity and its effects, including: ….	Not applicable to the proposal.
(22) Require proposals to divert surface water to demonstrate the diversion will to the extent practicable avoid significant adverse effects and remedy or mitigate other adverse effects including where relevant, effects on: (a) existing lawfully established surface water takes including those allowed by section 14(3)(b) of the Resource Management Act 1991; (b) existing buildings, structures and services; (c) existing flood hazard risks; (d) river bank stability; (e) scheduled historic heritage places or scheduled sites and places of significance to Mana Whenua; (f) people and communities; and (g) the life supporting capacity of freshwater, ecosystem processes, and indigenous species and their ecosystems.	Not applicable to the proposal.
(23) Require proposals to divert groundwater, in addition to the matters addressed in Policy E2.3(6) and (7) above, to ensure that:	Not applicable to the proposal. The bore is for take and use of groundwater, any diversion required is assessed in the Geotech Report(s) in **Appendix H**.

(a) the proposal avoids, remedies or mitigates any adverse effects on: (i) scheduled historic heritage places and scheduled sites and places of significance to Mana Whenua; and (ii) people and communities (b) the groundwater diversion does not cause or exacerbate any flooding; (c) monitoring has been incorporated where appropriate, including: (i) measurement and recording of water levels and pressures; and (ii) measurement and recording of the movement of ground, buildings and other structures. (d) mitigation has been incorporated where appropriate including: (i) minimising the period where the excavation is open/unsealed; (ii) use of low permeability perimeter walls and floors; (iii) use of temporary and permanent systems to retain the excavation; or (iv) re-injection of water to maintain groundwater pressures.	
(24) Require proposals to drill holes or bores to demonstrate that the location, design and construction:	None of these effects are anticipated to arise.

(a) complies with the New Zealand Standard on the Environmental Standard for Drilling of Soil and Rock (NZS 4411:2001); (b) prevents contaminants from entering an aquifer; (c) prevents cross-contamination between aquifers with different pressure, water quality or temperature; (d) prevents leakage of groundwater to waste; (e) avoids the destruction, damage or modification of any scheduled historic heritage place or scheduled sites and places of significance to Mana Whenua; and (f) avoids disturbance of wetlands and significant ecological areas where practicable.	
(25) Enable regionally significant mineral extraction activities (extraction within groundwater and dewatering) provided that significant adverse effects are managed through considering all of the relevant policies in this section.	Not applicable to the proposal.
E3 Lakes, Rivers, Streams and Wetlands	
E3.2 Objectives	
(1) Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.	The ecological value of streams and wetlands on the site range from low to high, as outlined in the Ecological Impact Assessment. The proposal avoids works directly within wetlands and streamworks are limited to culvert upgrades and new culverts. The extensive planting, particularly within riparian areas, will enhance the streams and wetlands.

(2) Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.	The proposal includes extensive restoration of the streams and wetlands on the site and will result in significant ecological enhancement.
(3) Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.	The proposal is not considered to have any significant residual effects on lakes, rivers, streams or wetlands. No permanent loss of wetlands or streams is proposed.
(4) Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area. (5) Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.	Culverts are proposed within streams, with some replacing existing culverts and others being new culverts to service the proposal. A Streamworks Management Plan (**Appendix X**) has been prepared, and the Ecological Impact Assessment finds that the implementation of the proposed culverts can be appropriately managed. The culvert upgrades and new culverts are required to enable the proposed development and overall, significant effort has been made to avoid works within streams and wetlands as much as practically possible.
(6) Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative.	No reclamation is proposed.
(7) 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.	Please refer to the Ecological Impact Assessment for details on fish passage.
E3.3 Policies	
(1) Avoid significant adverse effects, and avoid where practicable or otherwise remedy or mitigate other adverse effects of activities in,	No works are proposed within these overlays.

on, under or over the beds of lakes, rivers, streams or wetlands within the following overlays: (a) D4 Natural Stream Management Areas Overlay; (b) D5 Natural Lake Management Areas Overlay; (c) D6 Urban Lake Management Areas Overlay; (d) D9 Significant Ecological Areas Overlay; and (e) D8 Wetland Management Areas Overlay.	
(2) Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by: (a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and (b) where appropriate, restoring and enhancing the lake, river, stream or wetland.	The effects of the proposed activities within streams have been managed and assessed in the Ecological Impact Assessment. Overall, the assessment finds that the proposal will result in an overall net gain in ecological values, both terrestrial and freshwater.
(3) Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands.	The proposal enables the enhancement, maintenance and restoration of streams and wetlands through the extensive planting proposed and implementation of numerous management plans to ensure the enhancement of the streams and wetlands is maintained
(4) Restoration and enhancement actions, which may form part of an offsetting proposal, for a specific activity should: (a) be located as close as possible to the subject site; (b) be 'like-for-like' in terms of the type of freshwater system affected; (c) preferably achieve no net loss or a net gain in the natural values including ecological function of lakes, rivers, streams or wetlands; and	The proposal includes the restoration and enhancement of all streams and wetlands on the site, including substantial planting, avoidance of works within wetlands, works within streams limited to culverts, and use of Eco sourcing and planting of solely native vegetation. Overall, the Ecological Impact Assessment finds that the proposal will result in an overall net gain in ecological values, both terrestrial and freshwater.

(d) consider the use of biodiversity offsetting as outlined in Appendix 8 Biodiversity offsetting.	
(5) Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on: (a) the mauri of the freshwater environment; and (b) Mana Whenua values in relation to the freshwater environment.	The Ecological Impact Assessment finds that the proposal will have an overall low level of effect on streams and wetlands and will result in an overall net gain in ecological values, both terrestrial and freshwater.
(6) Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by: (a) complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated	This policy is addressed by the B6 Mana Whenua assessment within the AEE, via the proposed conditions and cultural effects sections of the AEE.
(7) Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following: (a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland;	As outlined in detail in the Infrastructure Report, Earthworks Management Plan (**Appendix V**) and Streamworks Management Plan, upgrade of existing culverts are occurring in areas where structures are already present and new culverts have been located where there is no practicable alternative location and have been designed to minimise impacts as much as practically possible, as detailed in the Ecological Impact Assessment. The Ecological Impact Assessment finds that with the implementation of the recommended

(b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland; (c) the structure is designed to avoid creating or increasing a hazard; (d) the structure is for any of the following: (i) required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; (ii) designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins; (iii) necessary to provide access across a lake, river, stream or wetland; (iv) associated with infrastructure (v) necessary for flood protection and the safeguarding of public health and safety; or (vi) required for the reasonable use of production land (e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.	mechanisms as part of the culvert design, the new and upgrade of existing culverts will have a low level of effect.
(8) Enable the removal or demolition of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, provided adverse effects are avoided, remedied or mitigated.	Existing culverts will be upgraded as part of the proposal.

(9) Provide for the excavation, drilling, tunnelling, thrusting or boring or other disturbance, and the depositing of any substance in, on or under the bed of a lake, river, stream or wetland, where it complies with all of the following: ….	Not applicable to the proposal, these types of works are not occurring within the bed of a lake or wetland.
(10) Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.	The proposal includes substantial planting and revegetation of the site, particularly within the riparian areas on the site to assist with controlling stormwater runoff and to enhance the ecological values of the waterways.
(11) Encourage the planting of plants that are native to the area.	Eco sourcing of plants will be utilised where possible and native plants will be used for the proposed revegetation.
(12) Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland.	The applicant includes Te Kawerau ā Maki who have informed the project from its inception and have been heavily involved across all aspects of the proposal to ensure it is carried out in accordance with Te Kawerau ā Maki tikanga.
(13) Avoid the reclamation and drainage of the bed of lakes, rivers, streams and wetlands, including any extension to existing reclamations or drained areas unless all of the following apply: ….	No reclamation is proposed.
(14) Avoid more than minor adverse effects on freshwater and coastal water from livestock grazing.	Not applicable to the proposal, no livestock grazing is proposed.

(15) Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following: (a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values; (b) safeguard their aesthetic, landscape and natural character values; (c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and (d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature	The proposal includes the protection of all riparian margins and considerable effort has been made to avoid works within the riparian areas, with works generally limited to culvert upgrades and stormwater outfalls. The Ecological Impact Assessment outlines in detail how fish passage will be managed. The extensive ecological enhancement via the proposed planting and restoration of riparian areas will safeguard the waterways on the site and improve the health of freshwater ecosystems. The proposed riparian planting will assist with minimising erosion, controlling water temperature and treat stormwater runoff.
(16) Protect land alongside streams for public access through the use of esplanade reserves and esplanade strips, marginal strips, drainage reserves, easements or covenants where appropriate and for water quality, ecological and landscape protection purposes.	All of the streams identified on the site have a width less than 3m and are not required to provide an esplanade reserve. However, the riparian margins and planting will be protected via consent notices conditions.
(17) The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: ….	No loss of natural inland wetlands is proposed.
(18) The loss of river extent and values is avoided, unless the council is satisfied: ….	No loss of rivers is proposed.
E11 Land Disturbance – Regional	
E11.2 Objectives	

(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	The following is noted in relation to the proposed earthworks: • The proposed earthworks have been designed to minimise disturbance to only the necessary areas required to facilitate the proposal and utilise existing contours as much as possible. • The proposed works are not located within any overlays in relation to special character, natural heritage, natural resources, mana whenua or historic heritage. Therefore, no effects are considered to be generated in this regard. • As outlined in detail in the Earthworks Management Plan, a range of erosion and sediment controls are proposed, including silt fencing, decanting earth bunds, stabilised entranceways, and clean water diversion bunds. All the proposed controls will be implemented in accordance with GD05. • The earthworks are proposed across multiple stages to allow for earthwork areas to be stabilised quickly and to minimise exposed areas at any one time. • Earthworks will only occur during the earthworks season, with any exception requiring approval from Auckland Council. • The recommendations made in the Geotechnical Report(s) will be adhered to ensure the stability of surrounding land structures are maintained. • There are no recorded archaeological sites within the development area and the closest archaeological sites within 50m of the site boundary will not be impacted by the proposal. • All watercourses, wetlands and associated riparian margins will be protected via water management controls, such as super silt fences,
(2) Sediment generation from land disturbance is minimised.	
(3) Land disturbance is controlled to achieve soil conservation	
E11.3 Policies	
(1) Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	
(2) Manage land disturbance to: (a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity; (b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge; (c) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	

(3) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.	and all culvert works will be undertaken in accordance with the Streamworks Management Plan. • Construction traffic will utilise existing forestry roads which are well surfaced and provide year round access. • The proposed conditions provide for a range of earthworks and cultural conditions that will ensure the proposal is carried out in accordance with tikanga Māori.
(4) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	
(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.	
(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures	
(6A) Recognise and provide for the management and control of kauri dieback disease as a means of maintaining indigenous biodiversity.	
(7) Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the	

extent practicable, having regard to the quality of the environment; with: (a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: (i) high recreational use; (ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; (iii) the collection of fish and shellfish for consumption; (iv) maintenance dredging; or (v) a downstream receiving environment that is sensitive to sediment accumulation; (b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and (c) the receiving environments ability to assimilate the discharged sediment being taken into account.	
(8) Monitor the quality of fresh and coastal water bodies across the region and the effects of land disturbance on water quality and receiving environments	
E12 Land Disturbance – District	
E12.2 Objective	

(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	Please refer to the comments under E11.
E12.3 Policies	
(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	
(2) Manage the amount of land being disturbed at any one time, to: (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	
(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;	

(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.	
(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.	
(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.	
E15 Vegetation management and biodiversity	
E15.2 Objectives	
(1) Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.	The proposal will result in long-term rotational pine plantation being replaced with indigenous ecosystems, restoring terrestrial forest, natural inland wetlands, and riparian margins, which will be protected and maintained as part of the proposal. This will significantly improve the site's ecosystems and the wider biodiversity values of Auckland's north-west region.
(2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.	
E15.3 Policies	

(1) Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.	
(2) Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.	As detailed in the Ecological Impact Assessment, the proposal does avoid significant adverse effects on overall biodiversity values and will result in ecological values, both terrestrial and freshwater.
(3) Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.	As detailed in the Ecological Impact Assessment, any vegetation removal will be sufficiently offset by the significant revegetation proposed.
(4) Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following: (a) using transferable rural site subdivision to protect areas that meet one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule or shown on the Kawau Island Rural Subdivision SEA Control. (b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes	The proposal will result in long-term rotational pine plantation being replaced with indigenous ecosystems, restoring terrestrial forest, natural inland wetlands, and riparian margins, which will be protected and maintained as part of the proposal. The proposal will improve the ecological value of many of the streams and wetlands on the site.

of mitigating or offsetting adverse effects on indigenous biodiversity; or (c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space	
(5) Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.	Ecological Management (**Appendix S**) and Landscape Management Plans (**Appendix T**) are provided to manage the impacts of the proposal on vegetation.
(6) Enable vegetation management to provide for the operation and routine maintenance needs of activities.	
(7) Manage any adverse effects from the use, maintenance, upgrading and development of infrastructure in accordance with the policies in E15.3, recognising that it is not always practicable to locate or design infrastructure to avoid areas with indigenous biodiversity values	With the exceptions of culverts and stormwater outfalls, infrastructure will not be located in areas with indigenous biodiversity values.
(8) Recognise and provide for the management and control of kauri dieback as a means of maintaining indigenous biodiversity.	The proposal is supported by Landscape Management and Ecological Management Plans.
(9) Avoid activities in the coastal environment where they will result in any of the following: (a) non-transitory or more than minor adverse effects on: (i) threatened or at risk indigenous species (including Maui's Dolphin and Bryde's Whale); (ii) the habitats of indigenous species that are at the limit of their natural range or which are naturally rare;	Not applicable to the proposal as the site is not located within a coastal environment.

(iii) threatened or rare indigenous ecosystems and vegetation types, including naturally rare ecosystems and vegetation types; (iv) areas containing nationally significant examples of indigenous ecosystems or indigenous community types; or (v) areas set aside for full or partial protection of indigenous biodiversity under other legislation, including the West Coast North Island Marine Mammal Sanctuary. (b) any regular or sustained disturbance of migratory bird roosting, nesting and feeding areas that is likely to noticeably reduce the level of use of an area for these purposes; (c) the deposition of material at levels which would adversely affect the natural ecological functioning of the area; or (d) fragmentation of the values of the area to the extent that its physical integrity is lost.	
(10)Avoid (while giving effect to Policy E15(9) above) activities in the coastal environment which result in significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities, on: (a) areas of predominantly indigenous vegetation; (b) habitats that are important during the vulnerable life stages of indigenous species; (c) indigenous ecosystems and habitats that are found only in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands,	Not applicable to the proposal as the site is not located within a coastal environment.

dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; (d) habitats of indigenous species that are important for recreational, commercial, traditional or cultural purposes including fish spawning, pupping and nursery areas; (e) habitats, including areas and routes, important to migratory species; (f) ecological corridors, and areas important for linking or maintaining biological values; or (g) water quality such that the natural ecological functioning of the area is adversely affected.	
E17 Trees in roads	
E17.2 Objectives	
(1) Trees in roads that contribute to cultural, amenity, landscape and ecological values are protected.	The following is noted in relation to the proposed removal of trees within the road reserve: • Removal of trees in the road reserve is required on Forestry Road to raise the road level for flood resilience reasons, thereby ensuring the safe and efficient operation and upgrading of the transport system. • The trees to be removed are generally weed species or exotic species with limited amenity, landscape or ecological value. • Several of the trees were observed to be dead and the understorey vegetation is predominantly pest plant species.
(2) There is an increase in the quality and extent of tree cover in roads, particularly within areas identified for intensified living.	
(3) The safe and efficient development, maintenance, operation and upgrading of the transport system and utilities is enabled while ensuring that the overall ecological and amenity values provided by trees in roads are maintained.	
E17.3 Policies	

(1) Balance the safe and efficient development, operation, use, maintenance and upgrading of infrastructure, utilities, and road network with the protection of trees in roads.	
(2) Encourage ongoing maintenance of trees to enhance roads, while ensuring that tree selection and location recognises existing constraints and the functional requirements of the site.	
(3) Manage trees in roads to protect their cultural, amenity, landscape and ecological values while acknowledging that multiple uses occur in roads.	
(4) Encourage the use of indigenous trees and vegetation for planting within roads, where appropriate, to recognise and reflect cultural, amenity, landscape and ecological values.	
E23 Signs	
E23.2 Objectives	
(1) Appropriate billboards and comprehensive development signage contribute to the social and economic well-being of communities through identifying places, providing information including for convenience and safety purposes, and advertising goods and services	The following is noted in relation to the proposed comprehensive development signage: • The proposed signs have been comprehensively designed to minimise clutter and complement the building form. • Signage will inform the public and maintain traffic and pedestrian safety.
(2) Billboards and comprehensive development signage are managed to maintain traffic and pedestrian safety, historic heritage values and	

the visual amenity values of buildings and the surrounding environment.	• The proposed signage does not detract from the architectural design of the buildings and are appropriately located. • No historic heritage places are located on or within close proximity to the site.
E23.3 Policies	
(1) Require billboards and comprehensive development signage to meet the relevant permitted activity standards (for example building height) that apply in the zone in which they are located.	
(2) Require the placement, location and size of billboards and comprehensive development signage on buildings to not significantly detract from the profile or appearance of a building, or cover any significant architectural features on the façade of a building	
(3) Enable billboards and comprehensive development signage while avoiding signs creating clutter or dominating the building or environment by controlling the size, number and location of signs.	
(4) Require traffic and pedestrian safety standards to apply to billboards and comprehensive development signage, particularly to the wording, lighting and location of signs, and changeable message, illuminated, flashing or revolving signs.	
(5) Manage the effects of billboards and comprehensive development signage to maintain the values of scheduled historic heritage places and visual amenity values.	
(6) Limit the duration of consents for billboards where future land use and/or transport network changes are likely to result in the billboard being inappropriate from a site development or traffic safety perspective.	

E25 Noise and Vibration	
E25.2 Objectives	
(1) People are protected from unreasonable levels of noise and vibration	Marshall Day Acoustics has prepared a Construction Noise and Vibration Letter (**Appendix JJ**) which outlines that the proposal will comply with the relevant standards and conditions to this effect are included as part of the proposal. A Wastewater Treatment Plan and Potable water Treatment Plant Noise Assessment (**Appendix KK**) has also been prepared by Marshall Day Acoustics and found that any noise and vibration generated will be well below the relevant AUP noise standards. A memo has also been prepared by Marshall Day Acoustics assessing the noise effects of the gun club opposite the site, with the assessment provided in **Appendix KK.1**.
(2) The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.	
(3) Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse sensitivity effects where it is reasonable to do so.	
(4) Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.	
E25.3 Policies	
(1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.	
(2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.	

(3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.	
(4) Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.	
(5) Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.	
(6) Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.	
(7) Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on: ….	
(8) Require activities to be insulated or protected, from unreasonable manmade noise and vibration emitted from the use and development of neighbouring lakes, rivers or the coastal marine area.	
(9) Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment.	

(10) Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to: (a) the sensitivity of the receiving environment; and (b) the proposed duration and hours of operation of the activity; and (c) the practicability of complying with permitted noise and vibration standards.	
(11) Recognise that activities occurring in the Open Space – Sport and Active Recreation Zone may generate high levels of noise and ensure that adverse effects are avoided, remedied or mitigated having regard to the sensitivity of the receiving environment.	
E26 Infrastructure	
E26.2.1 Objectives	
(1) The benefits of infrastructure are recognised.	Benefits of the proposed infrastructure upgrades have been assessed, particularly the proposed extension of Forestry Road which will be vested as a public road.
(2) The value of investment in infrastructure is recognised.	
(3) Safe, efficient and secure infrastructure is enabled, to service the needs of existing and authorised proposed subdivision, use and development.	The proposal will be sufficiently serviced by the proposed infrastructure and the servicing strategy is considered to be more the efficient due to inability to connect to the public system. Improvements to the road network will be undertaken and a new internal road network provided, in addition to a network of cycling and walking tracks. The provision of infrastructure will be funded by the applicant.

(4) Development, operation, maintenance, repair, replacement, renewal, upgrading and removal of infrastructure is enabled.	The proposal will provide high quality infrastructure as detailed in the application documents.
(5) The resilience of infrastructure is improved, and continuity of service is enabled.	
(6) Infrastructure is appropriately protected from incompatible subdivision, use and development, and reverse sensitivity effects.	The proposed infrastructure is appropriate and has been designed to be compatible with the proposed subdivision and land use.
(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance, repairs, upgrading and removal is enabled.	The proposal is consistent with the outcomes sought for the National Grid.
(8) The use and development of renewable electricity generation is enabled	Not applicable to the proposal.
(9) The adverse effects of infrastructure are avoided, remedied or mitigated.	Any potential adverse effects generated by the proposed infrastructure are considered to be appropriately mitigated.
E26.2.2 Policies	
(1) Recognise the social, economic, cultural and environmental benefits that infrastructure provides, including: (a) enabling enhancement of the quality of life and standard of living for people and communities; (b) providing for public health and safety; (c) enabling the functioning of businesses; (d) enabling economic growth; (e) enabling growth and development; (f) protecting and enhancing the environment; (g) enabling the transportation of freight, goods, people; and	Infrastructure is provided for in a comprehensive manner than is consistent with the master planning for the site and will provide numerous benefits with the construction of and the ongoing use of the proposed development.

(h) enabling interaction and communication.	
(2) Provide for the development, operation, maintenance, repair, upgrade and removal of infrastructure throughout Auckland by recognising: (a) functional and operational needs; (b) location, route and design needs and constraints; (c) the complexity and interconnectedness of infrastructure services; (d) the benefits of infrastructure to communities with in Auckland and beyond; (e) the need to quickly restore disrupted services; and (f) its role in servicing existing, consented and planned development.	The proposal will provide high quality infrastructure as detailed in the application documents.
(3) Avoid where practicable, or otherwise remedy or mitigate adverse effects on infrastructure from subdivision, use and development, including reverse sensitivity effects, which may compromise the operation and capacity of existing, consented and planned infrastructure.	The proposal will not inhibit access to or function of existing infrastructure.
(4) Require the development, operation, maintenance, repair, upgrading and removal of infrastructure to avoid, remedy or mitigate adverse effects, including, on the: (a) health, well-being and safety of people and communities, including nuisance from noise, vibration, dust and odour emissions and light spill; (b) safe and efficient operation of other infrastructure; (c) amenity values of the streetscape and adjoining properties; (d) environment from temporary and ongoing discharges; and	• Mitigation measures will be implemented as part of the proposal, such as a Contractor Management Plan and Construction Traffic Management Plan. • The proposal will not inhibit the operation of other infrastructure and does not include infrastructure that would impact on amenity values of the streetscape and adjoining properties due to the large site size and location of infrastructure on the site.

(e) values for which a site has been scheduled or incorporated in an overlay. (5) Consider the following matters when assessing the effects of infrastructure: (a) the degree to which the environment has already been modified; (b) the nature, duration, timing and frequency of the adverse effects; (c) the impact on the network and levels of service if the work is not undertaken; (d) the need for the infrastructure in the context of the wider network; and (e) the benefits provided by the infrastructure to the communities within Auckland and beyond.	• Extensive stormwater and wastewater treatment is proposed to ensure discharges will not have an adverse effect on the environment. • The proposed works area is not subject to a relevant overlay. • The extension, upgrading and vesting of Forestry Road mitigates flood hazard and provides benefits to the wider community. • The reticulated wastewater and potable water networks for the retirement village have been designed to ensure safe and efficient conveyance and meet accepted standards.
(6) Consider the following matters where new infrastructure or major upgrades to infrastructure are proposed within areas that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character: (a) the economic, cultural and social benefits derived from infrastructure and the adverse effects of not providing the infrastructure; (b) whether the infrastructure has a functional or operational need to be located in or traverse the proposed location; (c) the need for utility connections across or through such areas to enable an effective and efficient network; (d) whether there are any practicable alternative locations, routes or designs, which would avoid, or reduce adverse	The proposed works are not located within the relevant overlays.

effects on the values of those places, while having regard to E26.2.2(6)(a) - (c); (e) the extent of existing adverse effects and potential cumulative adverse effects; (f) how the proposed infrastructure contributes to the strategic form or function, or enables the planned growth and intensification, of Auckland; (g) the type, scale and extent of adverse effects on the identified values of the area or feature, taking into account: (i) scheduled sites and places of significance and value to Mana Whenua; (ii) significant public open space areas, including harbours; (iii) hilltops and high points that are publicly accessible scenic lookouts; (iv) high-use recreation areas (v) natural ecosystems and habitats; and (vi) the extent to which the proposed infrastructure or upgrade can avoid adverse effects on the values of the area, and where these adverse effects cannot practicably be avoided, then the extent to which adverse effects on the values of the area can be appropriately remedied or mitigated. (h) whether adverse effects on the identified values of the area or feature must be avoided pursuant to any national policy statement, national environmental standard, or regional policy statement.	

(7) Enable the following activities within natural heritage, natural resources, coastal environment, historic heritage, special character and Mana Whenua cultural heritage overlays: (a) the use and operation of existing infrastructure; and (b) the minor upgrading, maintenance and repair of existing infrastructure, while ensuring that the adverse effects on the values of the area are avoided and where those effects cannot practicably be avoided, minimise any such effects and ensure they are appropriately remedied or mitigated.	The proposed works are not located within the relevant overlays.
(8) Encourage new linear infrastructure to be located in roads, and where practicable within the road reserve adjacent to the carriage way	New infrastructure will be located within the road reserve where possible.
(9) Require new or major upgrades to electricity and telecommunications lines to be located underground in urban areas unless: (a) there are significant operational, functional, technical or economic reasons that require an aboveground network; or (b) the additional lines are part of minor upgrading to the network or are service connections.	Electricity and communication facilities will be located underground where possible.
(10) Enable the coordinated undergrounding of existing electricity and telecommunications lines in the road, particularly where the opportunity exists when network improvements are undertaken.	
(11) Provide flexibility for infrastructure operators to use new technological advances that: (a) improve access to, and efficient use of services;	Not applicable to the proposal.

(b) allow for the re-use of redundant services and structures where appropriate; (c) result in environmental benefits and enhancements; and (d) utilise renewable sources	
(12) Provide for renewable electricity generation activities to occur at different scales and from different sources, including small and community-scale renewable electricity generation activities.	Not applicable to the proposal.
(13) Have regard to the extent to which actual and potential effects have been avoided, remedied or mitigated by the route, site and method selected when assessing the development of the National Grid.	The proposal is consistent with the outcomes sought for the National Grid.
(14) Require road network activities to: (a) avoid, remedy or mitigate adverse effects on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions; (b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties and the streetscape; and (c) maintain or enhance the safety and efficiency of the transport network.	The proposed private road network is not considered to generate any adverse effects on any residentially sensitive activities due to the considerable setback from adjoining sites. The proposed private road network has been designed to integrate with existing forestry access points and includes a public road extension of Forestry Road, in addition to minor road upgrade to ensure safe ingress and egress from the site.
(15) Ensure roads are designed, located and constructed to: (a) provide for the needs of all road users and modes of transport; (b) avoid, remedy or mitigate adverse effects on amenity values of adjoining properties; (c) avoid, remedy or mitigate adverse construction effects including effects of vibration, noise, and dust;	Please refer to the E27 assessment.

(d) avoid, remedy or mitigate adverse operational effects particularly on residential or other sensitive activities, including effects of vibration, noise, glare and vehicle emissions; (e) minimise severance effects and changes to drainage patterns; and (f) maintain or enhance the safety and efficiency of the transport network	
E27 Transport	
E27.2 Objectives	
(1) Land use and all modes of transport are integrated in a manner that enables: (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed.	The proposal has been designed to achieve an integrated transport network that is consistent with its rural nature. Appropriate upgrades to public roads and an internal road network reflective of the site's rural zoning are provided. The proposed JOAL's within the countryside living subdivision will be low speed environments that enable a shared space for vehicles, pedestrians and cyclists. Footpaths are provided within the retirement village along the main accessways. The extensive track network and future connection to the Riverhead Township ensure connectivity across the site and to the surrounding area. No public transport services are located in close vicinity to the site due to the rural nature of the site and surrounds. Local bus services are located in Riverhead providing connections to the wider Auckland region. Overall, Commute Transportation Consultants find that the proposal will have minimal effects to the function, capacity and safety of the surrounding transport network.
(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.	
(3) Parking and loading is managed to support urban growth and the quality compact urban form	Whilst the site is not located within the urban Auckland area and there are no parking requirements, sufficient parking provisions are provided for the

(4) Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.	retirement village and are required to be provided for the future dwellings constructed on the countryside living lots. Sufficient space is provided on site for loading. All parking and loading spaces will operate safely and efficiently, as detailed in the Integrated Transport Assessment prepared by Commute Transportation Consultants.
(5) Pedestrian safety and amenity along public footpaths is prioritised.	No public roads are proposed within the site. The JOAL's within the countryside living subdivision have been designed to reflect the rural nature of the site and will create a low speed environment that is suitable for both vehicles and pedestrians. Footpaths are proposed within the retirement village along the main accessways.
(6) Road/rail crossings operate safely with neighbouring land use and development.	Not applicable to the proposal.
E27.3 Policies	
(1) Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; (b) are proposed outside of the following zones: (i) the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone; (ii) Residential – Terrace Housing and Apartment Buildings Zone; (iii) the Centre Fringe Office Control as shown on the planning maps; or	Commute Transportation Consultants has prepared a comprehensive Integrated Transport Assessment (ITA) (**Appendix K**) which details the traffic generating potential of the site and resultant effects on the road network and an assessment of the proposed access and servicing arrangements required to enable the proposal.

(c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment	
(2) Require major proposals for discretionary consent to prepare an integrated transport assessment including provision for pedestrians, cyclists, public transport users, freight and motorists.	An ITA is provided with the application.
Parking (3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following: (a) the safe, efficient and effective operation of the transport network; (b) the use of more sustainable transport options including public transport, cycling and walking; (c) the functional and operational requirements of activities; (d) the efficient use of land; (e) the recognition of different activities having different trip characteristics; and (f) the efficient use of on-street parking	All parking spaces have compliant widths and lengths, and future dwellings constructed on the countryside living lots will be provided with on-site parking spaces. Specific bicycle parking is not required as the site is not zoned residential, however, sufficient space is provided on the site for bicycles. The extent of parking proposed is considered to be commensurate to the scale of activity proposed and is an efficient use of land. Dedicated on-street car parking is provided for near the community facilities on Lot 1 and throughout the retirement village on Lot 2.
(4) Limit the supply of on-site parking in the Business – City Centre Zone to support the planned growth and intensification and recognise the existing and future accessibility of this location to public transport, and support walking and cycling.	Not applicable to the proposal.
(5) Limit the supply of on-site parking for office development in all locations to:	

….	
(6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and Mixed Use Zone adjacent to those specified centres) by snot providing limits on parking for subdivision, use and development other than for office activities, education facilities and hospitals.	
(6A) Encourage activities providing no or reduced on-site parking (other than other for accessible parking) where it will enable better built form outcomes.	
(6B) Encourage the use of public transport, walking and cycling trips and manage effects on the safe and efficient operation of the transport network by limiting the supply of on-site parking for office activities, education facilities and hospitals in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone.	
(7) [Deleted]	
(8) [Deleted]	
(9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.	Each of the future dwellings on the countryside living lots will be provided with on-site parking and sufficient parking is provided for the retirement village.
(10) Provide for non-accessory parking where:	Not applicable to the proposal.

(a) the proposal and the type of parking will reinforce the efficient use of land or planned growth and intensification provided for in this plan for the site or locality; and (b) there is an undersupply or projected undersupply of parking to service the area having regard to all of the following: (i) the efficient use of land to rationalise or consolidate parking resources in centres; (ii) the availability of alternative transport modes, particularly access to the existing and planned public transport; (iii) the type of parking proposed; (iv) existing parking survey information; and (v) the type of activities in the surrounding area and their trip characteristics.	
(11) Discourage the development of long-term non-accessory parking in the Business – City Centre Zone and the Centre Fringe Office Control as shown on the planning maps to: ….	Not applicable to the proposal.
(12) Control the development of long-term non-accessory parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and in the Business – Mixed Use Zone so that the parking does not undermine: ….	
(13) Provide for park-and-ride and public transport facilities which are located and designed to support the public transport network by: ….	

(14) Support increased cycling and walking by: (a) requiring larger developments to provide bicycle parking; (b) requiring end-of-trip facilities, such as showers and changing facilities, to be included in office, educational and hospital developments with high employee or student numbers; and (c) providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.	Noting that the site is not a residential zone so specific bicycle parking is not required, sufficient space on the site is considered to be provided for bicycle storage and the extensive track network and internal roading network will support increased cycling and walking.
Loading (15) Require access to loading facilities to support activities and minimise disruption on the adjacent transport network.	Not applicable to the proposal.
(16) Provide for on-site or alternative loading arrangements, including on-street loading or shared loading areas, particularly in locations where it is desirable to limit access points for reasons of safety, amenity and road operation.	Not applicable to the proposal.
Design of parking loading (17) Require parking and loading areas to be designed and located to: (a) avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites; (b) provide safe access and egress for vehicles, pedestrians and cyclists; (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and	The ITA provides a detailed assessment of the parking spaces and finds that adverse effects on the streetscape, and safety of vehicles and pedestrians will be avoided. Vehicle crossings are appropriately located and have a suitable width for the activity they are serving. No vehicle crossings are located within 10m of an intersection. Parking spaces are provided with suitable gradients, and the low speed nature of the proposal will assist with reducing vehicle and pedestrian conflicts. All parking spaces within the retirement village have

(d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.	compliant manoeuvring aisles and sufficient spaces is provided within the JOAL's for the future car parking areas in the countryside living lots.
(18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise: (a) the effective, efficient and safe operation of roads, in particular arterial roads; (b) pedestrian safety and amenity, particularly within the centre zones and Business – Mixed Use Zone; and (c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction.	
(19) Require park-and-ride, non-accessory parking and off-site parking facilities and their access points to: (a) be compatible with the planning and design outcomes identified in this plan for the relevant zone; (b) take into account the implementation of any relevant future transport projects or changes to the transport network identified in any statutory document (including the Long Term Plan or Regional Land Transport Plan) where implementation is likely; (c) be accessible, safe and secure for users with safe and attractive pedestrian connections within the facility and to adjacent public footpaths;	Not applicable to the proposal.

(d) provide an attractive interface between any buildings, structures or at grade parking areas and adjacent streets and public open spaces. Depending on location and scale, this may include: (i) maintaining an active frontage through sleeving and/or an interesting appearance through use of architectural treatments so that the facility contributes positively to the pedestrian amenity and to any retail, commercial or residential uses along the road it fronts; (ii) appropriate screening, such as exterior panelling, for any parking building; and (iii) planting and other landscaping. (e) provide for any buildings to be adapted or readily dismantled for other uses if no longer required for parking. In particular, the floor-to-ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone; and (f) be managed and operated so that the facility avoids adverse effects on the efficient, effective and safe operation of the transport network including: (i) the safety of pedestrians and cyclists; (ii) amenity for pedestrians; (iii) queuing on the road and conflict at access points to the facility; and (iv) the operation of public transport services and related infrastructure	

Access (20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.	Vehicle crossings on to Old North Road have been minimised and access to individual countryside living lots will be predominantly accessed off the proposed JOAL's. Vehicle crossings have been designed to minimise crossing points and maximise crossing separations.
(21) Restrict or manage vehicle access to and from sites adjacent to intersections, adjacent motorway interchanges, and on arterial roads, so that: (a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of people and goods on the road network; and (b) any adverse effect on the effective, efficient and safe operation of the motorway interchange and adjacent arterial roads arising from vehicle access adjacent to a motorway interchange is avoided, remedied or mitigated.	No vehicle crossings are proposed within 10m of intersections and vehicle crossing onto Old North Road have been minimised. The retirement village will be accessed via an extension to Forestry Road which will be designed to the relevant requirements. No vehicle crossings are proposed on to arterial roads and the proposal is not considered to adversely impact the surrounding transport network.
(22) Restrict vehicle access across the Vehicle Access Restriction – General Control as shown on the planning maps within the Business – City Centre Zone to: ….	Not applicable to the proposal.
(23) Provide for the continued use of existing vehicle access affected by the Key Retail Frontage Control as shown on the planning maps and Vehicle Access Restriction – General Control in the Business – City Centre Zone where the effects of the activity and use of the vehicle access are the same or similar in character, intensity and scale which existed on 30 September 2013.	

(24) Control alterations to or rationalisation of existing vehicle access affected by the Key Retail Frontage Control and Vehicle Access Restriction – General Control in the Business – City Centre Zone where there is a change in the character, intensity or scale of the activity and use of the existing vehicle access.	
(25) Discourage new vehicle access across the Key Retail Frontage Control in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to: ….	
(26) Limit new vehicle access across the General Commercial Frontage Control as shown on the planning maps in the Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Mixed Use Zone to: ….	
(27) Limit the location of buildings and other visual obstructions within the sightline areas of road/rail level crossings.	
(28) Discourage new road and pedestrian rail level crossings to ensure the safe, effective and efficient operation of the region's rail network.	
(29) Control vehicle access to sites adjacent to all road/rail level crossings to improve safety for road users on the approach to level crossings.	
E36 Natural hazards and flooding	

E36.2 Objectives	
(1) Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.	The Flood Assessment Report (**Appendix II**) prepared by Maven provides a detailed assessment of the risk from natural flooding hazards and finds that with the implementation of the proposed mitigation measures; the proposed development will not have an adverse impact on downstream areas. The Geotechnical Report(s) (**Appendix H**) find that land instability effects can be appropriately mitigated or avoided by the proposed development.
(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.	The Flood Assessment Report finds that the development can be undertaken without any negative effects on downstream flood risk, with all impacts considered to be less than minor. The minor increase in flood levels on to one isolated stretch of Forestry Road that effects a single vehicle crossing has existing flood water of 1m+ and the improvements to Forestry Road provides positive effects and increased resilience for existing users.
(3) Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced.	As detailed in the Flood Assessment Report, the proposal includes a range of mitigation measures to ensure the development does not increase the effect of natural hazards. The mitigation measures will ensure that flood levels will remain effectively controlled.
(4) Where infrastructure has a functional or operational need to locate in a natural hazard area, the risk of adverse effects to other people, property, and the environment shall be assessed and significant adverse effects are sought first to be avoided or, if avoidance is not able to be totally achieved, the residual effects are otherwise mitigated to the extent practicable.	Detailed flood modelling has been undertaken to ensure infrastructure is appropriately designed and constructed and will be resilient to natural hazards and the impacts of climate change.

(5) Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.	The majority of overland flow paths are contained within the riparian margins and streams on the site and will generally be maintained. Some overland flow paths have been diverted away from building platforms towards streams. The flood modelling analysis show that the development t is both sustainable and compliant with flood risk management requirements, providing a safe and resilient solution that mitigates potential flood hazards.
(6) Where appropriate, natural features and buffers are used in preference to hard protection structures to manage natural hazards.	Riparian setbacks and extensive revegetation of the site are proposed to assist with managing flood plains and overland flow paths.
E36.3 Policies	
General (1) Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following: (a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami); (b) flood hazards; (c) land instability; and (d) wildfires.	The site is subject to flood hazards and land instability.
(2) Investigate other natural hazards to assess whether risks to people, property or the environment should be managed through the Plan or otherwise.	No other natural hazards are considered applicable to the proposal.
(3) Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards:	Please refer to the assessment in **Appendix II.6**.

(a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent; (b) the type of activity being undertaken and its vulnerability to natural hazard events; (c) the consequences of a natural hazard event in relation to the proposed activity; (d) the potential effects on public safety and other property; (e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location; (f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat; (g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures; (h) the design and construction of buildings and structures to mitigate the effects of natural hazards; (i) the effect of structures used to mitigate hazards on landscape values and public access; (j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and	

(k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change.	
(4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects: (a) accelerating or exacerbating the natural hazard and/or its potential impacts; (b) exposing vulnerable activities to the adverse effects of natural hazards; (c) creating a risk to human life; and (d) increasing the natural hazard risk to neighbouring properties or infrastructure.	The proposal has been designed to avoid buildings within floodplains as much as practicably possible, with the majority of the floodplains located within riparian margins that will be planted with native vegetation. The proposal has endeavoured to reduce the risk of development accelerating natural flood hazards and proposes a range of mitigation measures to ensure any potential effects are sufficiently managed on to vulnerable activities.
Coastal hazards (including coastal erosion and coastal storm inundation) (5) Ensure that subdivision, use and development on rural land for rural uses and in existing urban areas subject to coastal hazards avoids or mitigates adverse effects resulting from coastal storm inundation, coastal erosion and sea level rise of 1m through location, design and management.	Not applicable to the proposal, the site is not located within a coastal area.
(6) Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.	
(7) Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.	

(8) Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.	
(9) Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.	
Defences against coastal hazards (10) Avoid the modification, alteration or removal of sand dunes and vegetation on sand dunes which would compromise their function as natural defences for an area subject to coastal hazards and ensure adverse effects on wider coastal processes are avoided or mitigated.	
(11) Consider hard protection works to protect development only where existing natural features will not provide protection from the natural hazard and enhancement of natural defences is not practicable.	
(12) Require hard protection works involving the placement of any material, objects or structures in or on any area located above mean high water springs to be designed and located to avoid, remedy or mitigate adverse environmental effects including all of the following:	

(a) location of structures as far landward as possible to retain as much natural beach buffer as possible; (b) any likely increase in the coastal hazard, including increased rates of erosion, accretion, subsidence or slippage; (c) undermining of the foundations at the base of the structure; (d) erosion in front of, behind or around the ends or down-drift of the structure; (e) settlement or loss of foundation material; (f) movement or dislodgement of individual structural elements; (g) offshore or long-shore loss of sediment from the immediate vicinity; (h) long-term adverse visual effects on coastal landscape and amenity values; and (i) effects on public access.	
Floodplains in urban areas (13) In existing urban areas require new buildings designed to accommodate more vulnerable activities to be located: (a) outside of the 1 per cent annual exceedance probability (AEP) floodplain; or (b) within or above the 1 per cent annual exceedance probability (AEP) floodplain where safe evacuation routes or refuges are provided.	Not applicable to the proposal, the site is not located within an urban area.
(14) Require redevelopment of sites where existing more vulnerable activities are located within the 1 per cent annual exceedance probability (AEP) floodplain to address all of the following: (a) minimise risks from flood hazards within the site;	

(b) minimise the risks from flood hazards to people and property upstream and downstream of the site; (c) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the 1 per cent annual exceedance probability floodplain; (d) location of habitable rooms above flood levels; and (e) provide safe evacuation routes or refuges from buildings and sites	
(15) Within existing urban areas, enable buildings containing less vulnerable activities to locate in the 1 per cent annual exceedance probability (AEP) floodplains where that activity avoids, remedies or mitigates effects from flood hazards on other properties.	
Floodplains in rural areas (16) In rural areas, avoid where practicable locating buildings accommodating more vulnerable activities in the 1 per cent annual exceedance probability (AEP) floodplain and manage other buildings and structures so that flood hazards are not exacerbated.	Buildings are generally located outside of floodplains, with floodplains concentrated to riparian margins that will be replanted with native vegetation. Significant effort has been made to minimise works within flood plains and structures are generally limited to stormwater outfalls and culverts. The flood assessment finds that the development is both sustainable and compliant with flood risk management requirements, providing a safe and resilient solution that mitigates potential flood hazards.
Floodplains in greenfields areas (17) On greenfield land outside of existing urban areas, avoid locating buildings in the 1 per cent annual exceedance probability (AEP) floodplain.	Not applicable to the proposal, site is not located in a greenfield area.
(18) Enable flood tolerant activities to locate in the 1 per cent annual exceedance probability (AEP) floodplain where these activities do	

not involve buildings or structures that exacerbate the flood hazard to other properties upstream or downstream of the site.	
(19) Require fences, storage of materials and goods and car parking in the 1 per cent annual exceedance probability (AEP) floodplains to not exacerbate the flood hazard to other properties upstream or downstream of the site.	
(20) Require earthworks within the 1 per cent annual exceedance probability (AEP) floodplain to do all of the following: (a) remedy or mitigate where practicable or contribute to remedying or mitigating flood hazards in the floodplain; (b) not exacerbate flooding experienced by other sites upstream or downstream of the works; and (c) not permanently reduce the conveyance function of the floodplain.	
Floodplains – general (21) Ensure all development in the 1 per cent annual exceedance probability (AEP) floodplain does not increase adverse effects from flood hazards or increased flood depths and velocities, to other properties upstream or downstream of the site.	The proposal has been designed to generally avoid development within the flood plain area and floodplains are generally located within the riparian margins that will be replanted with native vegetation.
(22) Required the storage and containment of hazardous substances in floodplains so that the integrity of the storage method will not be compromised in a flood event.	Not applicable to the proposal.
(23) Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges	The proposal is supported by a Flood Assessment Report, Stormwater Management Plan and Streamworks Management Plan that outline the strategy for managing the effects of stormwater and the implementation of

where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.	the required culverts to ensure downstream flooding effects are not exacerbated.
(24) Enable the planting and retention of vegetation cover to enhance amenity values, green linkages and ecological values in floodplains as long as it does not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.	The proposal includes extensive revegetation of the site, particularly within riparian areas where floodplains are predominantly located.
(25) When considering mitigation of flood hazards where buildings are located in floodplains, promote measures such as use of water resistant materials and flood-proof utility connections to increase resilience to flood damage.	The proposal has been designed to avoid floodplains where possible and mitigation measures are proposed to increase resilience to any potential flood damage.
(26) Construct accessways, including private roads, so that flood hazard risks are not increased.	The Flood Assessment Report finds that he proposed development, along with the implemented mitigation measures demonstrates that the development will have no adverse impact on downstream areas.
(27) Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment.	
(28) Take into account any authorised earthworks or drainage infrastructure which avoids, remedies or mitigates flood hazards when assessing proposed subdivision, use or development.	
Overland flow paths (29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.	The development has been generally designed to avoid overland flow paths and will maintain the function and conveyance of overland flow paths. Where diversion is required to avoid building platforms, flows will be redirected

(30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.	towards outfalls/streams and road reserves and will avoid buildings. The Flood Assessment Report finds that the overland flow paths on the site can be sufficiently managed to ensure any potential adverse effects are mitigated.
Land instability (31) Identify land that may be subject to land instability taking into account all of the following features: (a) proximity to cliffs; (b) steepness of land; (c) geological characteristics; and (d) uncontrolled fill.	The Geotechnical Report(s) find that any identified land instability can be appropriately managed through the recommended mitigation measures, which are included in the proposed consent conditions.
(32) Require risk assessment prior to subdivision, use and development of land subject to instability.	
(33) Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards.	
Wildlife hazards (34) Ensure that plan provisions for subdivision and vegetation management appropriately take into account wildfire hazards.	Not applicable to the proposal.
E40 Temporary activities	
E40.2 Objectives	

(1) Temporary activities and events contribute to a vibrant city and enhance the social, environmental, economic and cultural well-being of communities.	Construction works will be staged to ensure that exposure to wide ranging construction effects will be limited, and all works will comply with the relevant noise standards. The proposed works are located a significant distance away from adjoining existing dwellings and do not include works on existing open space that may restrict access.
(2) Temporary activities are located and managed to mitigate adverse effects on amenity values, communities and the natural environment.	
(3) Temporary activities are managed to minimise any adverse effects on the use and enjoyment of open space.	
(4) Temporary activities involving large numbers of people predominantly occur in the Business – City Centre Zone, the Business – Metropolitan Centre Zone and the Auckland Domain.	Not applicable to the proposal.
(5) Temporary activities for training purposes are undertaken in appropriate locations so that amenity values are maintained and any adverse effects are avoided, remedied or mitigated.	Not applicable to the proposal.
E40.3 Policies	
(1) Enable temporary activities and associated structures, provided any adverse effects on amenity values are avoided, remedied or mitigated, including by ensuring:	Construction works will be staged to ensure that exposure to wide ranging construction effects will be limited, and all works will comply with the relevant noise standards. The proposed works are located a significant

(a) noise associated with the activity meets the specified standards; (b) activities on adjacent sites that are sensitive to noise are protected from unreasonable or unnecessary noise; (c) noise from outdoor events using electronically amplified equipment is controlled through limiting the times, duration and the frequency of events; (d) waste and litter are effectively managed and minimised; and (e) any restrictions on public access or other users of open space areas are minimised, and any adverse effects are mitigated.	distance away from adjoining existing dwellings and do not include works on existing open space that may restrict access.
(2) Enable temporary activities for filming purposes, including associated film sets, while managing any adverse effects.	Not applicable to the proposal.
(3) Control traffic generated by a temporary activity, including heavy traffic, so that it does not detract from: (a) the capacity of the road to safely and efficiently cater for motor vehicles, pedestrians and cyclists; and (b) the well-being of residents and reasonable functioning of businesses on surrounding sites.	Construction management plans will mitigate construction effects to ensure they are appropriately managed.
(4) Require any disturbance of the foreshore or seabed from a temporary activity to be remedied, unless this can be achieved by natural processes.	Not applicable to the proposal.
(5) Require temporary activities involving large numbers of people to locate in areas where there is: (a) capacity to safely host large numbers of people; (b) [deleted]	Not applicable to the proposal.

(c) sufficient road network capacity for the event; (d) capacity in the public transport network to service the event, or the ability for the event to be temporarily serviced by mass passenger transport; and (e) the ability to avoid, remedy or mitigate adverse effects on the environment.	
(6) Manage the effects of temporary activities so that the values of any scheduled ecological, natural character, natural features, landscape, historic heritage or Mana Whenua areas are maintained, and any adverse effects on the natural environment are avoided, remedied or mitigated.	The site is not located within the relevant overlays.
(7) Manage the noise effects of temporary military training activities, and any adverse effects from other temporary training activities, so that amenity values are maintained.	Not applicable to the proposal.