

Planning Attachment 7A – Objectives and Policies Assessment

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1.0 Overview

Below covers an assessment of the objectives and policies in the Waikato Regional Plan – River and Lake Bed Module 4. This should be read in conjunction with Planning Attachment 7.

2.0 Waikato Regional Plan

River and Lake Bed Module

Objective / Policy	Comment
Objective 4.2.2 The use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures in, on, under or over the beds of rivers and lakes managed in a manner that: a. produces a net reduction in the adverse effects of the destabilisation of river and lake beds b. does not have adverse effects on water quality, flow regimes, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. does not obstruct fish passage for trout and indigenous fish to complete their life cycle d. preserves the natural character of river and lake beds and their margins and protects them from inappropriate use and development e. there is no increase in the adverse effects of flooding f. provides for navigation of water bodies where appropriate g. remedies or mitigates adverse effects of existing structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries	within modified natural watercourses, principally associated with road crossings, culverts and associated erosion protection. The EclA (refer to Appendix 23) identifies approximately 211 m of culverting of modified natural watercourses and approximately 74 m of associated erosion protection/rock rip-rap. These works are accompanied by the removal of existing culverts and installation of new culverts designed to improve fish passage, together with substantial riparian restoration of retained watercourses. Approximately 847 m of modified ephemeral and perennial streams will be planted on both banks, with further enhancement of other watercourse margins. The EclA identifies these measures as providing positive outcomes for aquatic habitat, water quality and erosion management. The wider stormwater design also supports the objective by managing flow and erosion effects associated with the proposed structures and receiving watercourses. Stormwater will be treated and attenuated before controlled discharge, with post-development peak flows generally limited to no more than 80% of pre-development flows and existing flow paths and discharge locations retained where practicable. Together with erosion and sediment controls during construction, these measures will minimise scour and bed

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h. avoids significant adverse effects of new structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries i. remedies or mitigates cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries j. maintains existing legal public access to and along river and lake beds and their margins. k. Refer to Objective 3.A.1.	destabilisation, avoid increased downstream flooding and manage effects on water quality and aquatic ecosystems. The CIA also identifies maintenance of catchment integrity, ecological connectivity and taonga species habitat as important cultural considerations for the Site's waterways. Accordingly, the proposed structures and associated works are considered consistent with Objective 4.2.2.
Policy 1 Enable Low Impact Structures Enable through permitted activity rules the use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures, in, on, under or over the beds of rivers or lakes which: a. do not significantly adversely affect bed stability b. do not significantly degrade water quality, flow regimes and aquatic ecosystems, in a manner that is inconsistent with the policies in Section 3.2.3 c. do not obstruct fish passage for trout and indigenous fish d. do not adversely affect the natural character of river and lake beds (including caves) e. do not increase the adverse effects of flooding on neighbouring properties f. do not obstruct navigation where appropriate g. avoid significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds h. do not obstruct existing legal public access where appropriate	The proposed Brymer development is considered consistent with the outcomes sought by Policy 1. Structures within modified natural watercourses are principally associated with road crossings and stormwater infrastructure. The EclA (refer to Appendix 23) identifies approximately 211 m of new culverts and 74 m of associated erosion protection/rock rip-rap. While these works will modify existing stream beds, the EclA assesses the residual ecological effect of culvert construction as low and requires culverts to be designed in accordance with the applicable freshwater requirements and New Zealand Fish Passage Guidelines. Existing culverts will also be removed in places, resulting in approximately 72 m of daylighted stream and improved fish passage. The proposed structures will also be integrated with the wider stormwater and ecological response to manage effects on bed stability, water quality, flow and flooding. Stormwater outfalls to the Ohote Stream will receive upstream treatment and attenuation, with post-development flows maintained at or reduced from pre-development conditions and energy dissipation provided at outfalls to minimise erosion and scour. Hydraulic modelling confirms that the development is not expected to materially alter downstream flood levels or increase flood risk to

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	downstream properties, while erosion and scour protection and retention of existing flow paths will further protect receiving watercourses. The CIA recognises the cultural significance of the Site's waterways and associated taonga species, including longfin tuna and other indigenous fish, and supports fish passage measures subject to their long-term functionality and monitoring. Overall, the proposed structures are appropriately designed and managed to avoid significant adverse effects on river-bed stability, aquatic ecosystems, fish passage, flooding and cultural values and are therefore consistent with the intent of Policy 1
Policy 2 Management of Structures Control through resource consents the use, erection, reconstruction, placement, alteration, extension, removal and demolition of those structures in, on, under or over river and lake beds that: a. cause or accentuate the significant adverse effects of destabilisation of the beds and the banks of rivers and lakes, or b. have the potential to cause significant adverse effects on water quality, flow regimes and aquatic ecosystems in a manner that is inconsistent with the policies in Section 3.2.3 of this Plan, or c. occur in natural state areas as identified in the Water Management Class Maps of this Plan, or d. obstruct fish passage for trout and indigenous fish, or e. may cause significant adverse effects on the natural character of river and lake beds (including caves), or f. increase the adverse effects of flooding on neighbouring properties, or g. cause obstruction to navigation, or h. cause significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or	The Project includes new structures within modified natural watercourses, principally three box culverts and three circular culverts required to convey stream flows and stormwater beneath the proposed road network, together with associated rip-rap erosion protection. The culvert locations and design have been informed by hydraulic modelling, with rip-rap sizing determined using recognised hydraulic design guidance. The EclA (refer to Appendix 23) assesses the overall ecological effect of the additional culverting as low, reflecting the low existing ecological value of the affected modified watercourses, with residual effects addressed through restoration and compensation measures. Importantly, the structures have been designed to manage the particular effects identified by Policy 2. All new culverts will provide fish passage and will be designed and installed in accordance with the New Zealand Fish Passage Guidelines and applicable freshwater requirements, while removal of approximately 72 m of existing farm culverts will improve connectivity and fish passage within affected reaches. The wider stormwater design provides treatment, attenuation and controlled discharge and retains existing flow paths where practicable, while hydraulic modelling and erosion protection measures address potential scour, bed

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i. cause cumulative adverse effects j. obstruct existing legal public access.	instability and downstream flooding effects. The affected watercourses are already modified and have generally low ecological values, and the Project includes restoration of remaining modified watercourses and creation of replacement ephemeral stream habitat, resulting in a net positive stream ecological outcome through the proposed compensation package. Accordingly, the proposed structures are not anticipated to result in significant adverse effects on bed or bank stability, water quality, flow regimes, aquatic ecosystems, fish passage or flooding and can be appropriately managed through the resource consent process, consistent with Policy 2.
Policy 3 Existing Lawfully Established Structures Enable, through permitted activity and controlled activity rules, the use or alteration of existing structures that were lawfully established prior to the notification date of this Plan, where the significant adverse effects of these activities are avoided, remedied or mitigated.	Policy 3 is of limited relevance to the Brymer proposal. The Site contains existing farm drainage infrastructure, including culverts and farm bridge crossings across the low-lying drainage network. However, the Project is not principally seeking to continue or alter existing lawfully established structures under this policy. Rather, approximately 72 m of existing farm culverts within modified natural watercourses are proposed to be removed, with new culverts installed as part of the development. Their removal will improve watercourse connectivity and fish passage. Accordingly, while existing structures are present on the Site, Policy 3 is not a material consideration for the proposal. The effects of removing existing culverts and constructing replacement or new structures are more appropriately assessed against the other Rivers and Lake Bed provisions relating to new structures, fish passage, bed disturbance and associated ecological effects.
Policy 4 Removal of Structures Seek the removal of any derelict, unlawful or non-functional structure in, on, under or over the bed of a river or lake which: a. is causing an obstruction to the flow of water resulting in significant flooding on adjacent land, or	Policy 4 is relevant to the Brymer development insofar as existing farm culverts within modified natural watercourses are proposed to be removed. The EclA (refer to Appendix 23) identifies approximately 72 m of existing farm culverts that will be removed as part of the Project. Their removal will daylight the affected reaches and

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b. poses a threat to the safety of people, or c. is causing adverse erosion or siltation that is threatening the integrity of other structures or damaging property, or d. prevents access for maintenance purposes in flood control and drainage scheme areas, or e. is causing significant adverse effects on the natural character of river and lake beds (including caves), or f. is impeding fish passage upstream or downstream unless the effects can be remedied or mitigated or its removal will create more adverse effects on the environment than its non-removal, or it is an historically, culturally or recreationally important structure.	improve watercourse connectivity and fish passage, rather than resulting in additional adverse effects on the beds or ecological functioning of the watercourses. The specialist assessments do not identify other existing derelict, unlawful or non-functional structures that are causing significant flooding, erosion or siltation, presenting a safety risk, or restricting maintenance access and therefore require removal under this policy. Accordingly, while Policy 4 is only of limited relevance, the proposed removal of existing culverts is consistent with its intent and will provide a positive outcome for fish passage and connectivity within the Site's modified watercourses.
Policy 5 Natural Character Recognise and, where relevant, provide for the following characteristics when considering the preservation of the natural character of river and lake beds and their margins and the protection of them from the inappropriate use, erection, reconstruction, placement, extension, removal or demolition of structures in, on, under or over river and lake beds: a. Diversity and composition of aquatic and riparian habitat. b. Topography and physical composition of river and lake beds and the course of the river. c. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. d. Any significant natural features of the bed or banks.	The proposed Brymer development is considered consistent with Policy 5. The EclA (refer to Appendix 23) confirms that the watercourses affected by proposed structures are already highly modified and generally have low ecological values, including modified channels within a predominantly pastoral environment. While the proposed culverts and associated rip-rap will result in localised modification of stream beds, their design has been informed by hydraulic modelling and incorporates fish passage and erosion protection. The Project also removes approximately 72 m of existing farm culverts, thereby daylighting these reaches and improving watercourse connectivity and fish passage. More broadly, the Project will retain and restore the remaining modified natural watercourses, including riparian planting and habitat enhancement, and create replacement ephemeral stream habitat to address the loss of stream extent. These measures will improve shading, aquatic and riparian habitat and ecological function within retained reaches, with the EclA identifying a net positive ecological outcome from the proposed stream restoration and compensation package. The stormwater and hydraulic design also seeks to retain existing flow paths and manage flows, erosion and scour, thereby supporting the natural hydraulic functioning and physical

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	stability of receiving watercourses. Accordingly, while some localised modification of already modified stream beds is required, the proposal appropriately recognises their existing natural character and provides for their protection and enhancement as part of the wider development.
Policy 6 Positive Benefits of Resource Use Recognise the positive benefits that can arise from the use, development and protection of river and lake beds whilst ensuring that any adverse effects are controlled in accordance with Policy 2 of this Chapter.	The proposed structures within modified natural watercourses are necessary to support the integrated development of the Site, particularly by enabling the proposed road network while maintaining the conveyance of existing stream and drainage flows. The SMP (refer to Appendix 14) confirms that the culvert crossings form an important component of the overall stormwater and flood management strategy and have been hydraulically designed to accommodate required flows, maintain flood conveyance and minimise adverse effects on the surrounding floodplain. The works will also provide positive ecological outcomes. Existing farm culverts will be removed and replaced with structures designed to provide fish passage, while retained modified watercourses will be restored through extensive native riparian planting, weed and pest control and habitat enhancement. The EclA (refer to Appendix 23) identifies restoration of the watercourses as a positive outcome, with benefits including improved water quality, reduced erosion and flooding risk and improved aquatic habitat. These benefits are balanced against the localised effects of new culverts and rip-rap, which are addressed through hydraulic design, fish-passage requirements, erosion protection and the wider ecological restoration and compensation package. Accordingly, the proposal appropriately recognises the positive benefits arising from the use and development of the watercourse beds while ensuring adverse effects are appropriately managed in accordance with Policy 2.

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4.3.2 Objective Physical alteration to the beds or banks of waterways, the deliberate introduction of vegetation to the beds or banks of rivers or lakes, the destruction or removal of vegetation from the beds and banks of rivers and lakes, and the access of livestock to the banks and beds of rivers and lakes managed so that: a. loss of adjacent land is avoided b. adverse effects on aquatic habitat, downstream water uses and on the passage of trout and indigenous fish of elevated suspended solids and temperature levels in surface water bodies are not inconsistent with objectives in Chapter 3.1 c. accelerated infilling of estuaries, harbours and wetlands³³ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna is avoided, excluding structures designed to trap sediment d. bank stability and channel stability is maintained e. there is no increase in the adverse effects of flooding f. significant adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are avoided g. cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are remedied or mitigated h. significant adverse effects on the natural character of the margins of wetlands, lakes and rivers are avoided i. there is no introduction of any plant pest identified in the Waikato Regional Pest Management Strategy	The proposed Brymer development is considered consistent with Objective 4.3.2. The Project will result in some physical modification of existing modified natural watercourses, including the removal of approximately 133 m of modified watercourse and the installation of culverts and associated erosion protection for road crossings. However, these effects form part of a broader freshwater management and restoration package that includes restoration and native riparian planting of retained watercourses, creation of approximately 144 m of ephemeral watercourse, conversion of artificial drains to planted swales, and replacement of existing culverts with structures that improve fish passage. The proposed riparian and restoration planting will also improve shading, filtration and aquatic habitat, while the wider ecological assessment identifies substantial planting and enhancement across modified watercourses and other freshwater habitats as providing a net positive ecological outcome. Potential effects associated with sediment, erosion, channel stability, flooding and water quality will be managed through the proposed erosion and sediment controls, stormwater treatment and attenuation, and appropriately designed culvert and outlet structures. Fish passage will be provided for in accordance with the NZ Fish Passage Guidelines and subject to ongoing monitoring. The Project has also been developed through ongoing engagement with Ngaati Maahanga, with the CIA (refer to Appendix 24) supporting riparian restoration and fish-passage measures subject to appropriate monitoring and continued involvement in detailed design and ecological restoration. Biosecurity measures will be incorporated into construction management to minimise the risk of introducing plant pests. Overall, while some modification of existing watercourses is required, the works are designed and managed to maintain hydraulic and ecological function, avoid significant adverse effects and provide substantial long-term enhancement of retained watercourses and their margins, consistent with Objective 4.3.2.

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j. competition by introduced vegetation to existent desirable plant species is avoided k. obstruction of river channels by introduced vegetation is avoided l. faecal contamination does not have adverse effects that are inconsistent with objectives in Chapter 3.1 m. damage to lawfully established structures and drainage districts and river control scheme areas is avoided n. existing legal public access to and along river and lake beds and their margins is maintained, where appropriate. o. Refer to Objective 3.A.1.	
Policy 1: Bed and Bank Alterations and Extraction of Sand, Gravel and Other Bed Material Ensure that the physical alteration of the river bed and banks including the extraction of sand, gravel and other material in, on or under the bed of a river or lake: a. does not result in loss of adjacent land, or b. does not degrade water quality and aquatic ecosystems in a manner that is inconsistent with policies in Section 3.2.3, or c. does not result in the accelerated infilling of estuaries, harbours and wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or d. does not obstruct fish passage, or e. does not significantly adversely affect bed and channel stability, except in those instances where the disturbance will provide environmental benefits, or f. does not result in an increase in the adverse effects of flooding on neighbouring properties, or g. does not affect the integrity of existing lawfully established structures or drainage districts and river control scheme areas, or	The proposed Brymer development is considered consistent with Policy 1. The Project requires localised physical alteration of the beds and banks of modified natural watercourses, principally associated with the removal and culverting of watercourse reaches, road crossings, erosion protection and the creation and restoration of stream habitat. The EclA (refer to Appendix 23) identifies approximately 133 m of modified natural watercourse removal, 211 m of culverting and 74 m of associated erosion protection/rock rip-rap. These effects are balanced by restoration of retained watercourses, creation of approximately 144 m of ephemeral watercourse and removal of existing culverts to improve fish passage. New culverts will provide for fish passage, while riparian restoration and native planting will improve aquatic habitat, shading, bank stability and water quality over time. Potential effects on water quality, erosion, channel stability and flooding will be managed through erosion and sediment controls, stormwater treatment and attenuation, hydraulic design of culverts and outlets, and erosion protection where required. These measures will minimise sediment entering receiving environments and avoid increased erosion or downstream flood effects. The CIA (refer to Appendix 24) also supports fish passage and ecological restoration, subject to long-term

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h. avoids significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or i. does not degrade natural character in a manner that is inconsistent with Policy 6 in Section 4.3.3 j. does not obstruct existing legal public access where appropriate.	functionality, monitoring and appropriate sediment management, and recognises the importance of maintaining the health and integrity of the wider Ohote Stream catchment. Overall, while some permanent modification of already modified watercourses is required, the works are appropriately designed and mitigated and are not anticipated to result in significant adverse effects on water quality, aquatic ecosystems, fish passage, bed or channel stability, flooding or cultural values. The restoration and enhancement measures will also improve the ecological function and natural character of retained watercourses over time.
Policy 2: Introduction of Vegetation Ensure that the deliberate introduction or planting of plants in, on or under the bed or bank of any river or lake and the ongoing maintenance of such plantings: a. does not result in the introduction of aquatic plant pests as noted in Waikato Regional Council's Regional Pest Management Strategy, or b. does not result in an increase in the adverse effects of flooding on neighbouring properties, or c. does not cause or accentuate bed and bank erosion, or d. does not overgrow, invade, smother, replace, or damage desirable species* already present in areas adjacent to, and downstream from, where the plants are introduced.	The proposed Brymer development is considered consistent with Policy 2. The EclA (refer to Appendix 23) proposes extensive native planting along retained and restored watercourses, including approximately 847 m of modified ephemeral and perennial stream planted on both banks, together with additional one-bank planting and enhancement of artificial drainage features. The planting palette comprises native sedges, shrubs and trees appropriate to the Hamilton Ecological District, including species that will provide stream shading, filtration of runoff, bank stability, organic inputs and improved habitat for aquatic life. Native plants used for restoration are also proposed to be eco-sourced to the Hamilton area, with biosecurity protocols incorporated into construction management to reduce the risk of introducing plant pests or pathogens. The proposed planting forms part of the wider ecological and stormwater response and is not expected to increase flooding or cause bed or bank erosion. Rather, the EclA identifies watercourse restoration as having the potential to reduce flooding and erosion risks, while improving water quality and aquatic habitat. The stormwater system has also been designed to manage flow volumes and velocities so that planting and restored margins are not exposed to inappropriate hydraulic effects. Accordingly, the deliberate introduction of vegetation is expected to

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	enhance, rather than adversely affect, the ecological and physical functioning of the Site's watercourses and is consistent with Policy 2.
Policy 3: Clearance of Vegetation Permit the clearance of any plants in, on or under the bed of any lake or river that: a. is not inconsistent with the objectives and policies in Chapter 3.2 b. does not result in an increase in the adverse effects of flooding on neighbouring properties c. does not cause or accentuate erosion of the beds or banks of rivers or lakes d. does not redirect the flow of water in a water body, creating erosion	The proposed Brymer development is considered consistent with Policy 3. Some vegetation clearance will occur in association with the proposed modification, removal and culverting of existing modified natural watercourses. However, these watercourses have been substantially modified by historic agricultural drainage and generally have limited existing riparian vegetation. The EclA (refer to Appendix 23) provides for a substantial restoration response, including approximately 847 m of modified ephemeral and perennial watercourses planted on both banks, additional one-bank planting and the creation of new stream habitat. Proposed planting will provide shading, filtration of runoff, organic inputs and improved aquatic habitat, while also assisting with erosion and flood management. Vegetation clearance and associated watercourse works will be undertaken alongside erosion and sediment controls and the wider stormwater management framework to minimise sediment mobilisation, bank erosion and changes to downstream flows. The SMP (refer to Appendix 14) confirms that stormwater discharges to the Ohote Stream will be treated and attenuated, with post-development flows maintained at or reduced from pre-development conditions and energy dissipation provided at outfalls to minimise erosion. Accordingly, vegetation clearance associated with the Project is not anticipated to increase downstream flooding, cause or accentuate bed or bank erosion, or inappropriately redirect flows, and the extensive riparian restoration proposed will improve the condition and resilience of retained watercourses over time.
Policy 4: Livestock Access to Water Bodies	Policy 4 is not materially applicable to the proposed Brymer development. While the Site is presently used for rural activities, the proposal is for its comprehensive urban development and does not involve ongoing livestock farming or seek to provide for

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Use a mixture of non-regulatory methods (including education and incentives) and rules to manage the adverse effects of livestock access to water bodies.	livestock access to the beds or banks of rivers or other water bodies. The policy is directed specifically toward managing the adverse effects associated with livestock entering water bodies, including effects on water quality, aquatic habitat and bank stability. Accordingly, no specific measures are required under Policy 4 as part of the proposed urban development. The effects of the Project on watercourses and their margins are instead addressed through the proposed watercourse works, riparian restoration, ecological mitigation and stormwater management measures assessed under the other relevant provisions of the Rivers and Lake Bed Module.
Policy 6: Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of river and lake beds and their margins and the protection of them from the inappropriate disturbance of river and lake beds: - Diversity and composition of aquatic and riparian habitat. - Topography and physical composition of river and lake beds and the course of the river. - The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. - Any significant natural features of the bed or banks.	The proposed Brymer development is considered consistent with Policy 6. The EclA (refer to Appendix 23) identifies that the Site's watercourses have been substantially modified through historic agricultural drainage, including channelisation, straightening and culverting, and generally have limited riparian vegetation and low existing ecological values. While the Project will result in localised disturbance and modification of these watercourses through culverting, erosion protection and removal of some stream reaches, these effects are addressed through the retention and substantial restoration of remaining watercourses, creation of replacement stream habitat, removal of existing culverts to improve connectivity and fish passage, and extensive native riparian planting. These measures will improve the diversity and quality of aquatic and riparian habitat and enhance the natural character of retained watercourse margins over time. The stormwater and hydraulic design also recognises the existing course and flow characteristics of the watercourses. Existing flow paths and discharge locations are retained where practicable, with stormwater treated and attenuated prior to discharge and energy dissipation provided at outfalls to minimise erosion and scour. The SMP confirms that post-development flows to the Ohote Stream will be

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	maintained at or reduced from pre-development conditions, with further assessment of bank stability and erosion susceptibility at discharge points undertaken through detailed design. Accordingly, while the development will modify parts of an already highly modified drainage network, the proposal appropriately recognises the existing physical, hydraulic and ecological characteristics of the watercourses and provides for the restoration and enhancement of retained reaches, consistent with Policy 6
Policy 7: Positive Benefits of Resource Use Recognise the positive benefits that can arise from the use, development and protection of river and lake beds whilst ensuring that any adverse effects are controlled in accordance with Policies 1 and 2 of this Chapter.	The proposed Brymer development is considered consistent with Policy 7. The proposed works within and adjacent to modified natural watercourses are necessary to enable the integrated development of the Site, including the road network and stormwater infrastructure, while also providing opportunities to improve the ecological condition and functioning of the existing watercourses. In particular, the Project will remove approximately 72 m of existing farm culverts, improving watercourse connectivity and fish passage, and will provide substantial restoration of retained watercourses through native riparian planting and habitat enhancement. Replacement stream habitat will also be created to address the loss of modified watercourse extent, contributing to the overall positive ecological outcomes identified in the EclA (refer to Appendix 23). These benefits are balanced against the localised adverse effects arising from culverting, bed and bank disturbance and associated erosion protection. As addressed in relation to Policies 1 and 2, those effects will be managed through appropriate hydraulic design, fish-passage requirements, erosion and sediment controls, riparian restoration and the wider stormwater management system. The SMP confirms that stormwater discharges to the Ohote Stream will be treated and attenuated, with post-development flows maintained at or reduced from pre-development conditions and energy dissipation provided to minimise erosion at outfalls. Accordingly, the proposal appropriately recognises the positive

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	infrastructure and ecological benefits arising from the use and development of the watercourse beds while ensuring associated adverse effects are appropriately controlled, consistent with Policy 7.