

Objectives and Policies Assessment

JOB NUMBER: 23-1883

Waikato Greenfield Racing Hub
PROJECT

Waikato Thoroughbred Racing Inc
CLIENT

REVISION TYPE – REV 1
1 October 2026

Waikato District Plan Objectives and Policies



Waikato Operative in Part District Plan – *Hub*		
Part 2: District-wide matters		
Objectives	**Polices**	**Comments**
SD-Strategic direction		
SD-O1 - Socio-economic advancement. The District has a thriving economy.		As per the provided economic report, the proposal will generate significant economic benefits across the various precincts that will contribute to a thriving economy within the District and wider Region. The Hub is not contrary to this objective.
SD-O2 - Tangata whenua. Tangata whenua's relationships, interests, including commercial interests, and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga are recognised and provided for.		A Cultural Values Assessment (CVAs) has been prepared by Ngaati Hauaa and Ngaati Korokii Kahukura as mana whenua of the subject site. Their rohe includes Tamahere and other places of historical and customary association. Both Ngaati Hauaa and Ngaati Korokii Kahukura descend from the Tainui waka and maintain enduring relationships with Maungatautari through to the base of Taupiri Maunga, the Waikato River, Pohara and Maungatautari marae, and associated paa, kainga and mahinga kai. A memorandum of understanding between the applicant, Ngaati Hauaa and Ngaati Korokii Kahukura has been prepared that establishes an ongoing relationship and provides a clear framework for engagement, collaboration, and shared long-term outcomes. The Hub is not contrary to this objective.
SD-O5 – Integration of infrastructure and land use. New development is integrated with the provision of infrastructure.		As has been detailed within the planning assessment and technical assessments, the sites have no wastewater or stormwater reticulation available to the site. A Waikato District Council trickle feed reticulated water supply is available within Pencarrow and Hooker Roads, however this will not be utilised for Hub.

		The proposal involves development of all the necessary infrastructure which will be provided for onsite as detailed in the civil report. The Hub is not contrary to this objective.
SD-O7 - Regionally significant infrastructure and industry. Recognise the importance of regionally significant infrastructure and regionally significant industry.		Th Hub represents a unified master planned development which will deliver regionally and nationally significant racing and bloodstock infrastructure and reduces pressure for dispersed rural development. The senior living aspect also provided a unique lifestyle for an aging population who want the safety of a retirement community but also want to live in the rural environment. The senior living precinct not only responds to the growing demand for retirement living options associated with an ageing population but also provides a unique and bespoke living opportunity. The senior living precinct will enable residents to retire within a rural environment and enjoy the amenity, open space and equine activities which take place with the Hub. While still having access to the care and support services they require. This provides an alternative to more traditional retirement living options located within urban areas and contributes to a broader range of housing choices within the district. The Hub is not contrary to this objective.
SD-O8 - Highly productive soils. High quality soils are protected from urban development, except in areas identified for future growth in the District Plan.		The proposal will result in the loss of highly productive soils outside of identified future growth areas, however the significant benefits provided as a result of Hub offset the loss of high-quality soils associated with the development. The Hub is therefore contrary to this objective.

SD-O9 - Rural activities. The rural environment provides for a range of rural activities, including primary production and food supply.		Hub will facilitate horse racing and training and bloodstock activities, which are quintessential rural activities that have a functional and operational need to locate within the rural environment. The senior living precinct will provide a unique housing option for people who wish to live within a rural environment but are unable to own, maintain, or manage a large rural property typically associated with the Rural Zone. Enabling aging population with the option to enjoy the amenity and open space of the rural environment, which along with the commercial precinct, allows people to live in a development which can meet their individual needs. While the commercial precinct is not specifically a rural activity this precinct will service the demands of the wider rural community. While contributing to a master planned development which will creates operational efficiencies, reduces transport demand, and supports clustering benefits that would not be achievable through dispersed rural zoning. The Hub is not contrary to this objective
SD-O10 - Reverse sensitivity. Existing activities and permitted land use and development are protected from reverse sensitivity effects.		The proposal involves a mix of residential development and equine activities within a master planned development, with the layout and design of the master plan being developed in a way which will appropriately manage any reverse sensitivity effects. Areas which contain sensitive activities will have consent notices registered which will notify future owners or developers of the ongoing horse racing and training activities which take place on the site, along with neighbouring farms.

		The Hub is not contrary to this objective.
SD-O12 - Natural environment. Outstanding natural features and landscapes, and significant indigenous terrestrial flora and fauna are protected.		The ecological report highlights the importance of the wetland area and the remaining Kahikatea stand while stating the rest of the site has a low ecological value. This has been recognised and will be protected as part of the proposal, ensuring that the only notable outstanding natural feature on the site is protected and enhanced. The Hub is not contrary to this objective.
SD-O13 - Climate change. Land use is planned to recognise, and avoid, remedy or mitigate the potential adverse effects of climate change induced weather variability and sea level rise.		The proposal has considered the potential effects of climate change, with climate change allowances incorporated into the design of the infrastructure which have been provided as part of this application. The master-planned approach enables the coordinated provision of infrastructure and stormwater management measures that are resilient to the impacts of climate change. The Hub is not contrary to this objective.
Energy, infrastructure and transport.		
AINF-O1 - Development, operation and maintenance of infrastructure. Infrastructure is developed, operated, maintained and upgraded to enhance social, economic, cultural and environmental well-being	AINF-P1 - Development, operation and maintenance. 1. Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising: a) Functional and operational needs; b) Location, route and design needs and constraints; c) Locational constraints related to the need to access suitable resources or sites;	The Hub includes the provision of all necessary infrastructure to service the development, with water supply, wastewater, stormwater, roading and access designed in accordance with the RITS standards. The master planned nature of the development allows for the development of infrastructure that is integrated with the proposed land use. Infrastructure requirements and constraints have been carefully considered through the supporting technical assessments.

	d) The benefits of infrastructure to people and communities; e) The need to quickly restore disrupted services; and f) Its role in servicing existing consented and planned development; g) The need for physical access to infrastructure.	Infrastructure will be provided by site-specific systems that are designed to meet the functional and operational needs of the development, while ensuring any adverse environmental effects are appropriately mitigated. The proposed infrastructure will provide a reliable and efficient servicing network that supports the long-term operation of the development The Hub is not contrary to this Objective and policy.
Hazards and Risks		
CL-O1 - Contaminated land. The subdivision, use and development of contaminated land is managed to prevent, as far as possible, and, in any event reduce to acceptable levels, the risks to human health and safety and the environment.	**CL-P1 - Managing the use of contaminated land.** 1. Contaminated land is managed (which may include remediation) to ensure that contaminants are at a level acceptable for the proposed land use. 2. Disposal of contaminated soil is carried out in a manner that avoids adverse effects on human health and safety or on the environment. 3. Use or development of contaminated land does not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required. 4. Ensure that contaminated land management approaches associated with the use, subdivision and development of actual or potentially contaminated land includes, to the extent necessary: a) Site investigations being undertaken prior to any new subdivision or change of land use that could result in an increase in any adverse effects of land contamination;	A Contamination Site Management Plan (CSMP) and an Acid Sulfate Management Plan (ASSMP) have been provided. The CSMP outlines appropriate mitigation measures that will be in place to manage and control disturbances of contaminants and potential remediation. The ASSMP outlines further testing protocol and appropriate measures that will be in place to manage and control acid sulfate soils if found within the site. The implementation of these management plans will ensure that any contaminated land within the site is appropriately managed in accordance with current best practice and NESCS requirements. The proposed approach incorporates site investigations, remediation and management measures where required, together with ongoing monitoring and validation processes. As a result, contaminants will be managed to a level suitable for the proposed land use, disposal of contaminated material will avoid adverse effects on human health and the environment, and the risk of adverse environmental effects arising from site development will be reduced to acceptable levels.

	b) Remedial action plans; c) Site validation reports; and d) Site management plans as appropriate for identifying, monitoring and managing contaminated land. 5. All site investigation reports, remedial action plans, site validation reports and ongoing site management plans are prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines #1 and #5, and are provided to both Waikato District Council and Waikato Regional Council for their records.	The Hub is not contrary to this objective and policy.
NH-O2 - Areas at risk from natural hazards. Subdivision, use and development within areas at risk from natural hazards are managed so that natural hazard risks on people, property and infrastructure are avoided, remedied or mitigated.	**NH-P7 - Managing natural hazard risk generally.** 1. Outside of high risk natural hazard areas, provide for subdivision, use and development where: a) Natural hazard risk has been appropriately identified and assessed; b) The risk can be adequately avoided, remedied or mitigated; c) The risk does not transfer to adjoining sites; and d) The risk is not exacerbated. **NH-P15 - Managing flood hazards through integrated catchment management.** 1. Manage flood hazards by requiring new subdivision and development within floodplains, flood ponding areas and overland flow paths to adopt integrated catchment plan-based management methods which: a) Maintain the function of natural floodplains, wetlands and ponding areas including flood storage capacity; and	A detailed flood model assessment has been prepared to identify and assess potential flooding natural hazard risks across the site associated with the development, accounting for the effects of climate changes. The site has not found to be subject to any other natural hazards. This assessment demonstrates that appropriate stormwater management measures can be implemented to mitigate the flooding risk, without increasing or transferring that risk to adjoining properties or further down the catchment. The proposed stormwater management design has adopted an integrated catchment management approached and has been development in accordance with stormwater best practice as well as the RITS standards. The design provides for overland flow paths through the swale network and provides appropriate attenuation and management of stormwater runoff to ensure that flooding effects are appropriately managed and that downstream effects are not exacerbated.

	b) Retain the function and capacity of overland flow paths to convey stormwater run-off without resulting in increased scour and erosion; and c) Do not transfer or increase risk elsewhere within the catchment; and d) Promote best practice stormwater management with reference to the Waikato Stormwater Management Guideline and the Regional Infrastructure Technical Specifications (RITS); and e) Minimise impervious surfaces.	Climate change has been specifically considered within the flood model assessment, with the proposed stormwater infrastructure and management measures designed to accommodate projected increases in rainfall intensity under future climate change scenarios. Accordingly, the proposed development provides a resilient and sustainable stormwater management solution that responds to the flooding natural hazard risk as well as the projected effects of climate change. The Hub is not contrary to this objective and policies.
	NH-P26 - Effects of climate change on new subdivision and development. 1. Ensure that adequate allowances are made for the projected effects of climate change in the design and location of new subdivision and development including new urban zoning throughout the District, including undertaking assessments where relevant that provide for: a) The projected increase in rainfall intensity, as determined by national guidance, assuming a temperature increase of not less than 2.3˚C by 2120; b) The projected increase in sea level, where relevant, as determined by national guidance and the best available information, but being not less than 1m by 2120; c) In respect to new urban zoning, stress testing under the RCP 8.5 scenario for rainfall[1] and RCP 8.5H+ for sea level rise[2]; d) In respect to the coastal environment, increases in storm surge, waves and wind; and	

	The ability for natural systems to respond and adapt to the projected changes included in (a) to (d) above.	
Historical and Cultural Values		
MV-O1 - Recognition of Maaori values. 1. Maaori values are recognised and mana whenua are able to exercise kaitiakitanga, manaakitanga tikanga and mana whakahaere. 2. Recognise that only tangata whenua can determine effects on their values, traditions, resources, waters, sites of significance, waahi tapu, other taonga and taonga species.	**MV-P1 - Hononga (relationship between tangata whenua and to nature).** 1. Recognise the hononga (relationship of between mana whenua and nature) with waters, ancestral lands, sites of significance, waahi tapu, urupaa, maunga and other landforms, mahinga/hauanga kai, and other taonga and taonga species (indigenous flora and fauna), which may include: a) Cultural value assessments and/or cultural impact assessments; b) Accidental discovery protocols; c) Use of mana whenua traditional place names; d) Protection, enhancement and restoration of mauri; e) Use of appropriate locally sourced native plant species where practicable; f) Use of archaeological information including Maaori archaeological information; and g) Incorporation of traditional or sympathetic Maaori design elements where practicable.	Cultural Values Assessments (CVAs) have been prepared by Ngaati Hauaa and Ngaati Korokii Kahukura, being the mana whenua groups with customary interests in the site and surrounding area. A key part of the project has been engagement directly with Ngaati Hauaa and Ngaati Korokii Kahukura throughout the development of the proposal, the culmination of this resulted in a Memorandum of Understanding (MoU) between the applicant, Ngaati Hauaa and Ngaati Korokii Kahukura. This MoU establishes a clear framework for engagement, collaboration and shared long-term outcomes. The provides Hapu with an opportunity to undertake kaitakitanga of their ancestral lands. The MoU also includes commitments regarding the management of contaminated land, including ensuring that any contaminated material identified during development is appropriately disposed of off-site and will not be reused as fill. Furthermore, a Cultural Management Plan will be prepared and implemented as a condition of consent to provide for cultural monitoring, ongoing engagement, accidental discovery procedures and the protection of cultural values throughout the development process. The proposal recognises and respects the cultural practices, values and relationships of Mana Whenua with site and surrounding land. Through the preparation of the CVAs and MoU. The proposal appropriately recognises Mana Whenua's values and supports the exercise of Kaitakitanga and mana whakahaere, this will ensure the maintenance and
MV-O2 - Hononga. The connections between tangata whenua and their ancestral lands, water, sites of significance, waahi tapu, other taonga and taonga species are protected or enhanced.	**MV-P2 - Kaitiakitanga (stewardship/guardianship).** 1. Enable mana whenua to exercise kaitiakitanga where activities have the potential to adversely affect ancestral lands, water, sites, waahi tapu, and other taonga, which may include: a) Providing for early and ongoing engagement with mana whenua; b) Providing for kaitiaki involvement in land use and subdivision proposals as a means to uphold mauri and taonga inherited from tuupuna; c) Acknowledging and providing for the appropriate use of maatauranga Maaori and recognise that iwi, hapuu and whaanau are	
MV-O3 - Kaitiakitanga. The exercise of kaitiakitanga by mana whenua is recognised and maintained.		

	owners and kaitiaki of maatauranga Maaori; and, d) Providing opportunities for mana whenua involvement in decision-making on resource consents in relation to Sites and Areas of Significance to Maaori and issues of cultural significance.	enhancement of the relationship between tangata whenua with their ancestral lands and resources. The precinct is not contrary to these objectives and policies.
MV-O4 - Whakaute ahurae. Cultural practices and beliefs of mana whenua are respected.	**MV-P4 - Recognition of Maaori values.** 1. Recognise Maaori values, including the following: a) Kaitiakitanga; b) Manaakitanga; c) Tikanga; and, d) Mana whakahaere. 2. Recognise that Maaori values will vary across the district and that Maaori values additional to those in (1) above can be identified through engaging with mana whenua at a local level.	
MV-O5 - Tikanga aa-iwi o Waikato me te takiwaa o Waikato. Recognise the cultural significance of Waikato Takiwaa (district).	**MV-P5 - Subdivision, land use and Maaori values.** 1. Manage the effects of subdivision and land use on Maaori values, in particular those arising from the following: a) Quarrying industry; b) Waste management facilities; c) Hazardous waste storage; d) Intensive farming; e) Earthworks within the vicinity of the Waikato River and other water bodies within the Waikato River Catchment; f) Subdivision; g) Building and structures in water body setbacks; h) Modification or clearance of indigenous biodiversity within Significant Natural Areas; i) Activities within identified landscape and natural character areas, on or within the vicinity of maunga and other landforms or sites of cultural significance; and	

	j) Activities on the surface of waterbodies. 2. Manage the effects of subdivision and land use on Maaori values, including by: a) Providing for the opportunity for engagement with mana whenua prior to undertaking activities or applying for resource consent and addressing the outcomes of that engagement; b) Providing the opportunity for mana whenua to assess the effects on Maaori values such as through cultural impact/values assessments; c) Recognising and providing for customary uses of resources including hauanga kai; d) Recognising and providing for maatauranga Maaori, including as expressed through kaitiakitanga and tikanga; e) Recognising that iwi, hapuu and whaanau are owners and kaitiaki of Maatauranga; and, f) Recognising and providing for tangata whenua relationships with ancestral lands, water, sites, waahi tapu and other taonga to be maintained or strengthened.	
Natural Environmental Values		
ECO-O2 - Biodiversity and ecosystems. Indigenous biodiversity and the life-supporting capacity of indigenous ecosystems are maintained or enhanced.	**ECO-P8 - Maintaining and enhancing biodiversity.** 1. Identify and protect indigenous vegetation and habitats of indigenous fauna. 2. Enable activities that maintain or enhance indigenous biodiversity including: a) Planting using indigenous species suitable to the habitat and eco-sourcing these where practical; b) The removal or management of pest plant and animal species; and	The Ecological Impact Assessment has identified the indigenous biodiversity values present on the site, The assessment concluded that the site does not contain high value habitat for threatened bird or lizard species within the senior living, commercial or bloodstock precinct area. Despite this, the proposed mitigation and restoration measures detailed in the management plans will be adopted to ensure that indigenous biodiversity values overall are maintained and enhanced over time.

	c) Biosecurity works. 3. Avoid, remedying or mitigate adverse effects on indigenous biodiversity, including by considering: a) The range of natural food sources required to sustain indigenous fauna; b) Habitats of threatened and at risk species; c) Ecological sequences; d) Migratory pathways; e) Pest plants and pest animals; f) Natural waterway habitats and hydrology; g) Ecological corridors, natural processes and buffer areas; and h) Legal and physical protection of existing habitat. 4. Provide for the removal of manuka or kanuka on a sustainable basis.	The Hub is not contrary to this objective and policies.
	ECO-P9 - Management hierarchy outside Significant Natural Areas. 1. Maintain or enhance indigenous biodiversity outside Significant Natural Areas by: a) Avoiding, as far as practicable, the significant adverse effects of vegetation clearance and the disturbance of habitats in the first instance; b) Remedying any significant adverse effects that cannot be avoided; then	The Ecological Impact Assessment has identified the indigenous biodiversity values present on the site; this has informed the design of Hub to avoid and minimise any adverse effects where possible. The assessment concluded that the site does not contain high value habitat for threatened bird or lizard species, although the habit used by long-tailed bats and a small wetland area have been identified as significant, the development has been designed to avoid impacting these features where possible. A habitat compensation offset through pest control management of bat habitat off-site.

	c) Mitigating any significant adverse effects that cannot be remedied; and d) After remediation or mitigation has been undertaken, offset any significant residual adverse effects in accordance with Policy ECO-P10. e) If offsetting of any significant residual adverse effects in accordance with Policy ECO-P10 is not feasible, then biodiversity compensation may be considered. f) If biodiversity compensation of any significant residual adverse effects is not appropriate, the activity itself is avoided. Clause (f) does not apply to the development, operation, maintenance, or upgrade of renewable electricity generation assets and activities and electricity transmission network assets and activities. 2. When evaluating the significance of adverse effects of vegetation clearance and the disturbance of habitats, consider; a) The values of indigenous biodiversity by reference to the criteria in APP2; and b) The operational and functional requirements and benefits of infrastructure, where no reasonably practicable alternative location exists.	The proposed mitigation and restoration measures detailed in the management plans will be adopted, to ensure that indigenous biodiversity values are maintained and enhanced over time. The Hub is not contrary to this policy.
	ECO-P10 - Biodiversity offsetting. 1. Allow for a biodiversity offset to be offered by a resource consent applicant where: a) An activity will result in significant residual adverse effects to indigenous vegetation or habitat outside a Significant Natural Area; and	There is the potential for residual adverse effects on Bats within the sites the following measures will be taken; off-site bat habitat compensation and a Bat Management Plan is proposed to offset an adverse impact on bat habitat as a result of any adverse lighting impacts on the kahikatea stand as bat habitat. The Hub is not contrary to this policy.

	b) The biodiversity offset is consistent with the framework detailed in APP3 - Biodiversity offsetting.	
General District-Wide Matters		
Airport Noise and Obstacle Controls		
ANOC-P1 - Aircraft operations. Buildings, structures, trees and other vegetation do not create a potential hazard to the flight paths of aircraft or any other operations associated with airports or aerodromes.	**ANOC-P1 - Aircraft operations.** Buildings, structures, trees and other vegetation do not create a potential hazard to the flight paths of aircraft or any other operations associated with airports or aerodromes.	The development will have a maximum height of 22m. No buildings, structures or vegetation will protrude through the identified airport obstacle limitation surface. Therefore, the proposal will not create a hazard to aircraft flight paths or impact the safe operation of Hamilton Airport. The Hub is not contrary to this objective and policy.
Earthworks		
EW-O1 - Earthworks in all zones except the MRZ 1 - Medium density residential zone 1 and MRZ2 - Medium density residential zone 2. Earthworks facilitate subdivision, use and development.	**EW-P2 - Earthworks in the GRUZ - General rural zone, FUZ - Future urban zone, CORZ - Corrections zone or TTZ - TaTa Valley zone.** 1. Enable earthworks associated with rural or conservation activities including: a) Ancillary rural earthworks; b) Farm quarries; c) The importation of controlled cleanfill material to a site; and d) Indigenous biodiversity restoration. 2. Manage earthworks to ensure that: a) Erosion and sediment loss is avoided or mitigated; b) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;	The project will involve significant earthworks across the site. The application provides the following management plans, Construction Management Plan, Erosion and Sediment Control Plan and the Groundwater Dewatering Monitoring and Contingency Plan these plans are also aligned with the Waikato Regional Council guidelines to ensure minimal environmental impact. It is considered if the recommendations within these management plans are incorporated into the development the adverse effects of the earthworks will be managed appropriately. The Hub is not contrary to this objective and policy.

	c) Changes to natural water flows and established drainage paths are avoided or mitigated; d) Adjoining properties and infrastructure are protected; e) Historic heritage and cultural values are recognised and protected; and f) Ecosystem protection, restoration, rehabilitation or enhancement works are encouraged.	
Lighting		
LIGHT-O1-Artificial outdoor lighting In the GRUZ - General rural zone, FUZ - Future urban zone, COR - Corrections zone and TTZ - TaTa Valley zone: a) Enable the use of artificial outdoor lighting for night-time work while minimising to the extent practicable effects on neighbouring sites. Ensure glare and light spill from permanently fixed artificial lighting does not compromise the amenity of adjacent sites.		A lighting assessment has been prepared alongside this application has concluded that the site can be provided with adequate lighting while also ensuring that any glare and lighting spill from permanently fixed artificial lighting will not compromise the amenity of adjacent sites or the safe operation of the surrounding transport network. The rural lifestyle, senior living, bloodstock and commercial precincts are expected to comply with District Plan requirements regarding light spill. The Hub is not contrary to these objectives.
LIGHT-O2 - Artificial outdoor in all zones. Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.		
Noise		
	NOISE-P3 - Noise and vibration in the GRUZ - General rural zone. 1. Manage the adverse effects of noise and vibration by: a) Ensuring that noise and vibration levels do not compromise rural amenity;	An acoustic assessment has been undertaken. This report provided an assessment of the noise generation associated with construction and operation of Hub. This report identified the primary noise sources as the PA system, crowd noise and vehicle movements within the site. Noise modelling indicates that noise limits at surrounding properties will comply with district plan

	b) Limiting the timing and duration of noise-generating activities to the extent practicable and appropriate; c) Maintaining appropriate separation between high noise environments and noise sensitive activities; d) Ensuring frost fans are located and operated to minimise to the extent practicable noise effects on other sites; e) Managing the location of sensitive land uses, particularly in relation to lawfully-established activities; f) Requiring acoustic insulation where sensitive land uses are located within high noise environments, including the Airport Noise Outer Control Boundary, Huntly Power Station, Te Rapa Site Noise Boundary and the Gun Club Noise Control Boundary; g) Managing the adverse effects of vibration from quarrying activities by limiting the timing and duration of blasting activities and maintaining sufficient setback distances from residential units or identified building platforms on another site; and h) Managing noise to minimise as far as practicable effects on existing noise sensitive activities.	provisions and that training activities are anticipated to generate very low noise levels. In regard to the rural lifestyle, senior living, commercial and bloodstock precincts, noise generated form these activities is minimal and is expected to comply with District Plan standards. The other source of noise which has been identified will come from construction. The acoustic assessment has however concluded Construction noise and vibration levels are predicted to achieve the limits specified within the WDP with adequate separation distances and/or construction noise barriers. With the implementation of a Noise Management plan and Construction Noise and Vibration Management Plan, the proposed development is capable of achieving acceptable noise outcomes for both existing and future receivers. The Hub is not contrary to these policies
Signs		
	SIGN-P2-Managing the adverse effects of signs. 3. In the GRUZ - General rural zone: a) Manage the scale, location, appearance and number of signs to ensure they do not compromise visual amenity. b) Ensure that signs directed at or visible to road or rail users do not adversely affect the safety of land transport users.	The proposal will include signage however the exact detail of this signage is not fully known. However, these signs will be designed to not comprise visual amenity, they will not emulate traffic signs and therefore not compromise the safety of land transport users and will require the certification of both Waikato District Council and NZTA. The Hub is not contrary to these policies.

	c) Limit the duration of temporary signage. d) Recognise that public information signs provide value to the wider community. e) Provide for appropriate signage on historic heritage items, notable trees and Sites and areas of significance to Maaori for the purpose of identification or interpretation.	
Temporary Events		
	TEMP-P2 - Temporary events in the GRUZ - General rural zone 1. Enable temporary events and associated structures, provided adverse effects are managed by: a) Limiting the timing, and duration of any temporary event; and (b) Limiting noise generated by the temporary events to the permitted noise limits for the zone.	Temporary events associated with the development such as race days, will occur on set days and between the hour of 10am and 10:30pm as detailed in Part 3 of this application. Other temporary events on the site will be limited in capacity and duration. As detailed above in the Noise objectives and policies section the Acoustic assessment as detailed that noise level during these temporary events will comply with the Rural Zone noise rules. The Hub is not contrary to this policy.

Waikato Operative in Part District Plan		
Part 3: Area-specific matters		
Objectives	**Polices**	**Comments**
GRUZ-General Rural Zone		
GRUZ-O1 - Purpose of the zone. 1. Enable farming activities; 2. Protect high class soils for farming activities; 3. Provide for rural industry, infrastructure, rural commercial, conservation activities, community facilities, and extractive activities; 4. Maintain rural character and amenity;	**GRUZ-P1 - High class soils**. Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.	While the proposal will result in the permanent loss of high-class soil, the Hub provides for rural industry and rural commercial activities through the enablement of horse racing, training and other associated equine activities which have a functional need to be located in the Rural Zone.

5. Limit development to activities that have a functional need to locate in the zone.		While this loss is acknowledged, the consolidation of racing sites results in land within existing urban limits to be released for urban development, avoiding the need to rezone or develop other areas of high-class land. The Hub is not contrary to this objective and policy.
GRUZ-O2 - Productive capacity of soils. The primary productive value of soils, in particular high-class soils, is retained.	**GRUZ-P2 - Effects of subdivision and development on soils.** Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.	While the proposal technically results in a loss of productive capacity of HPL through the construction of buildings and other land uses associated with the proposal, overall, the proposal supports a rural based industry that is a significant contributor to the Waikato economy, and the wider national economy. While this loss is acknowledged, the consolidation of racing sites results in land within existing urban limits to be released for urban development, avoiding the need to rezone or develop other areas of high-class land. The Hub avoids any significant cumulative loss of HPL via the release of urban zoned land for development that reduces the need to rezone further areas of HPL and can achieve social and economic benefits that significantly outweigh the long-term social and economic costs associated with the loss of HPL This offsets the loss of high-class soil over the long term as a result of the proposal. The Hub is not contrary to this objective and policy.
GRUZ-O3 - Rural character and amenity 1. Maintain rural character and amenity. The attributes of areas and features valued for their contribution to landscape values and visual amenity are maintained or enhanced.	**GRUZ-P3 - Contributing elements to rural character and amenity values.** Recognise that rural character and amenity values vary across the zone as a result of the natural and physical resources present and the scale and extent of land use activities. **GRUZ-P5 - Other anticipated activities in rural**	The proposed racing and training precinct will provide for rural based equine activities which have a functional and operational need to be located within the rural zone. The proposed horse racing and training facility, together with associated recreational and other events, provides for the social, cultural and

	Provide for activities for the rural community's social, cultural, and recreational needs, subject to such activities being of a scale, intensity, and location that are in keeping with rural character and amenity values. **GRUZ-P6 - Industrial and commercial activities.** 1. Provide for rural industry and rural commercial activities provided they are either dependent on the rural soil resource or have a functional or operational need for a rural location. 2. Such activities are to be managed to ensure that: a) Their scale, intensity, and built form maintain rural character; b) They maintain an appropriate level of amenity for neighbouring sites; and c) They minimise reverse sensitivity effects on existing productive rural, intensive farming, quarrying, or rural industrial activities. 3. Avoid locating industrial and commercial activities in rural areas that do not have a genuine functional connection with the rural land or soil resource. **GRUZ-P13 - Reverse sensitivity** New or extended sensitive land uses avoid or minimise potential reverse sensitivity effects on lawfully established activities including (but not limited to) productive rural activities, intensive farming, rural industry, infrastructure, industrial activities, extractive activities, by achieving adequate separation distances from site boundaries and/or adoption of appropriate measures. **GRUZ-P16 - Building scale and location** 1. Provide for buildings and structures where they are necessary components of farming and rural-related activities including rural industry, rural commercial, and extractive activities. 2. Manage the size and location of buildings and structures to:	recreational needs of the community. Horse racing and equine activities have a long-established association with the rural environment and contribute to the rural economy and community identity. The racing and training facilities have an operational and functional requirements to be located within the Rural Zone. The land use relies on large areas of open land for training tracks, stabling and other equine related infrastructure. The Hub represents a rural industry and rural commercial activities that is directly connected to the equine sector and will support racing, training, breeding and associated employment. The master planned development, with the landscaping, separation and mitigation measures within the technical reports of this application will ensure that amenity effects on the neighbouring properties are managed and ensure that reverse sensitivity effects are minimised. All lots which contain sensitive activities will have consent notices which will notify future owners or developers of the ongoing horse racing and training activities and existing neighbouring farming activities which take place on the site ensuring that both can co-exist. All buildings proposed (with the exception of the light masts) comply with the maximum building heights, external setbacks and daylight control in the Rural Zone, illustrating that the proposal will not affect outlook, daylight and privacy of neighbouring sites. The Hub is not contrary to this objective and policies.

	a) Maintain adequate levels of outlook, daylight, and privacy for adjoining existing sensitive land uses and public reserves; and b) Maintain rural character, amenity, and landscape values, in particular where located in areas with high landscape values, the coastal environment, and adjacent to waterbodies.	

Subdivision		
SUB-O1 - Subdivision. Subdivision layout and design promotes the land use outcomes sought for the residential, business, industrial, open space and special purpose zones.	**SUB-P1 - Subdivision location and design.** 1. Ensure subdivision, is located and designed to: a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment; b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies; c) Arrange allotments to promote view sharing; d) Promote safe communities through quality urban design; e) Accommodate safe and stable building platforms and vehicle accesses; and f) Promote consistent grid layout.	The super lots have been designed to respond to natural and physical characteristics of the site while maintaining large landholdings that are capable of accommodating ongoing rural activities. The residential lifestyle blocks and commercial Lots have been integrated as part of the master planned development to achieve a high level of connectivity while maintaining view sharing opportunities where possible. The lots have been configured to provided safe access and incorporate CPTED principles that will result in a safe and attractive living environment. As part of the integrated development , the subdivision achieves a logical layout that responds to the demands of the site. The proposed subdivision is not contrary to this policy
	SUB-P3 - Lot sizes. 1. Minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and 2. Prevent undersized lots in the SETZ - Settlement zone and LLRZ - Large lot residential zone.	The super lots are of a size which ensure the spacious low density character of the rural zone is maintained. The proposed rural lifestyle lots are smaller than those typically anticipated by the District Plan and will result in a higher density of residential development than generally provided for within the Rural Zone. However, with an average lot size of approximately 2,500m², the lots remain large enough to accommodate spacious residential living, landscaping, on-site servicing and amenity planting. When viewed within the context of the wider master-planned development with this forming the backdrop of the rural lifestyle allotments which will continue to provide a low-density living environment that maintains an open and spacious appearance while achieving a more efficient use of land.

		The commercial lots range in size from 200m^2 to 2,000m^2. While this is smaller than what is intended within the Rural Zone, these lot sizes are in direct response to the Land use consent and will fill a need for small lots in which commercial businesses can locate. These will serve the needs to the Hub as well as the wider rural community. The subdivision is not contrary to this policy
	SUB-P8 - Connectivity 2. Design subdivision in rural areas to: a) Provide accessibility for emergency and other services; and b) Provide vehicle crossings and associated access that allow for safe and efficient movement to and from sites.	All site accesses and the publicly vested road will meet RITS standard to ensure all sites will be accessible to emergency services. All new vehicle crossings will allow for safe and efficient movement to and from each of the sites by adhering to RITS standards. The subdivision is not contrary to this policy.
	SUB-P10 - Reverse sensitivity 1. Other than in the GIZ - General industrial zone and HIZ - Heavy industrial zone, development and subdivision design minimises the potential for reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and 2. Avoid, to the extent possible, and otherwise minimise, potential reverse sensitivity effects of locating new sensitive land uses in the vicinity of an intensive farming, extraction industry or industrial activity and regionally significant infrastructure.	While the Rural Lifestyle subdivision does introduce a new sensitive land use, this subdivision forms part of a wider master-planned development centred around the establishment of the racing hub The layout and location of the rural lifestyle subdivision within the wider master plan has been completed to mitigate any potential reverse sensitivity effects by locating this aspect as far away as possible from any noise generating activities. Furthermore, the acoustic report has indicated the proposed racing activities will comply with district plan standards. Future residents will be aware of the equine activities and the potential noise as each residential lot will contain a no complaint consent notice. The Super lot subdivision and Rural lifestyle Precinct is not contrary to this policy.

	SUB-P11 - Boundary adjustments and relocations. Boundary adjustments and boundary relocations are designed to provide for more the efficient use of land.	The proposed super lot subdivision is a part of the wider master-planned development and allows for the facilitation of future development and efficient land use. The Super lot subdivision is not contrary to this policy
	SUB-P15 - Effects of subdivision and development on soils in the GRUZ - General rural zone. Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.	The subdivision and subsequent development of land will result in the permanent loss of high class soil for primary production. The proposed rural lifestyle and commercial subdivision is not a sporadic subdivision as it is part of a comprehensively master planned development. The rural residential lots are clustered within a defined area in which no further development will be able to take place. This master planned development will create operational efficiencies, reduce transport demand, and support clustering benefits that would not be achievable through dispersed rural zoning. While this loss is acknowledged, the consolidation of racing sites results in land within existing urban limits to be released for urban development, avoiding the need to rezone or develop other areas of high-class land. The Super lot subdivision and Rural lifestyle Precinct is contrary to this policy due to the fragmentation of high class soil.
	SUB-P16 - Rural subdivision in the GRUZ - General rural zone. 1. Protect the productive capacity of land and soils. 2. Maintain an open and spacious rural character. 3. Minimise adverse effects on the safe and efficient operation of infrastructure; by: a) Avoiding subdivision that creates lots smaller than 0.8ha;	The proposed rural lifestyle lots do not align with parts of this policy which seeks to avoid lots smaller than 0.8ha and limit rural residential development within the Rural Zone. The proposal will result in a greater density of residential activity than anticipated by this policy and will create lots that are significantly smaller than

	b) Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially located on high class soils, new lots are to be located primarily on that part of the site that does not include high class soils; c) Limiting potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities by ensuring new lots provide adequate setbacks from potential sensitive activities; d) Ensuring that the subdivision does not compromise public access to rivers and water bodies or the quality of these environments; and 4. Make only limited provision for small rural lifestyle lots, where in addition to the matters set out in (1), (2), and (3), the subdivision: a) Provides public parks and reserves, located in accordance with a Council Parks Strategy; or b) Provides a balance lot greater than 40ha; or c) Involves a boundary relocation to create the same number of lots formed as a large balance lot greater than 40ha and a number of small rural lifestyle lots that are clustered to form a hamlet; and Where (4)(b) and (c) applies, avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.	anticipated. However, has been detailed in SUB-P3 the lots are still of a size that promotes a spacious appearance. The proposed rural lifestyle subdivision is not a sporadic rural residential subdivision as it is part of a comprehensively master planned development. The rural lifestyle subdivision is clustered within a defined development area in which no further development will be able to take place. While the commercial lots are significantly smaller than the 0.8ha anticipated by this policy, the purpose of the subdivision is to establish legal boundaries around commercial buildings which will be approved through the land use consent portion of this application The Hub proposal has been driven by a range of factors, including the declining frequency of race meetings at some venues, the need to rationalise racing infrastructure and avoid unnecessary duplication of facilities, and the opportunity to unlock the economic value of strategically located land assets. The co-location of racing, training, industry services, and small-scale commercial uses alongside complementary residential uses creates operational efficiencies, reduces transport demand, and supports benefits that would not be achievable through dispersed rural zoning. The subdivision is contrary to the part of this policy avoiding the creation of Lots less than 0.8ha in size on high-class soil, however is considered to not be contrary to the other sections of this Policy.

Operative Waikato District Plan – *Hub*		
Objectives	**Polices**	**Comments**
1A Waikato District Growth Strategy		
1A.6.1 The capacity of rural areas to support productive rural activities and lawfully established rural-based activities is maintained.	**1A.6.2** Rural resources should be managed so that opportunities to use them for productive rural activities or lawfully established rural-based activities are retained. **1A.6.3** Activities that are not related to productive rural activities should not locate in rural areas unless there is a demonstrable functional need and they will not constrain existing lawfully established productive rural activities, lawfully established rural-based activities or compromise access to and the extraction of mineral resources from Coal Mining Policy Areas. **1A.6.4** Productive rural activities, and appropriate rural-based activities directly associated with rural production, should be able to establish and operate efficiently in rural areas, subject to avoiding, remedying or mitigating their adverse effects on the environment.	The development will result in the permanent loss of productive rural land and will remove the opportunity for the site to continue to be used for traditional farming and other productive rural activities. As a consequence, opportunities to utilise the land resource for productive rural purposes will not be retained. While this loss is acknowledged, the consolidation of racing sites results in land within existing urban limits to be released for urban development, avoiding the need to rezone or develop other areas of high-class land. The proposed horse racing and training facility is a rural-based activity that has a clear functional and operational need to locate within a rural environment due to its land requirements, operational needs. The development will enable the establishment and ongoing operation of a significant equine facility that supports racing, training, breeding and associated rural industry activities. The senior living precinct will contribute to the social wellbeing of the community by providing a range of housing choices within a rural setting. While the

		activity is not what is anticipated by the District plan for rural land use, it forms part of a comprehensively master planned development and is located in a manner that integrates with the surrounding environment through extensive landscaping, open space areas and high-quality urban design. The Hub is not contrary to this objective and policies.
1A.8.1 Landscape, character and amenity values of rural areas are maintained.	**1A.8.2** Activities that do not have a functional need to establish in rural areas should be accommodated in towns, villages and defined growth areas. **1A.8.7** Rural landscapes, rural character and associated amenity values should be retained by ensuring allotments are of sufficient size for rural land uses to predominate in rural areas.	The racing hub has a functional and operational need to locate within rural areas and cannot be accommodated within towns villages or defined growth areas. The proposal will result in a substantial change to the existing rural environment. However, it has been designed as a comprehensive master planned development rather than through incremental or fragmented development. Through the retention of open space, landscaping, the proposal maintains a strong rural identity and is not expected to result in cumulative adverse effects that would compromise the wider rural character and amenity to a level that cannot be mitigated. The Hub is not contrary to this objective and policies.
Natural Resources		
4.2.1 Physical, chemical and biological properties necessary for maintaining the life supporting capacity and productive use of the soil, especially high quality soil, are retained.	**4.2.2** The productive potential of soil, especially high quality soil, should not be compromised by activities that do not use or rehabilitate the productive capability of the soil or that adversely affect the physical, chemical and biological properties of the soil. **4.2.3** Soil, especially high quality soil, should be available in its natural state and original location for future generations.	The proposal will result in the permanent loss of high-class soil, as outlined in the HPL assessment While the proposal represents a total loss of HPL within the subject sites it represents an insignificant loss of HPL across the Waikato District and Region as a whole. While this loss is acknowledged, the consolidation of racing sites results in land within existing urban limits to be released for urban development, avoiding the

	4.2.4 Activities that do not utilise or rehabilitate the life supporting capacity and the productive capability of high quality soils should not locate on land containing high quality soils. **4.2.5** Where high quality soil removal or disturbance cannot be avoided, the soil should be used to rehabilitate the land or enhance soils elsewhere to retain soil versatility and productive capacity. **4.2.6** The physical, chemical and biological properties of soil should be reinstated at the conclusion of activities that have adversely affected those properties.	need to rezone or develop other areas of high-class land. The Hub is contrary to this objective and polices due to the loss of high class soil.
4.4.1 Versatility and productive capability of rural land, especially that containing high quality soil and open space, is retained.	**4.4.2** Allotments created by subdivision, particularly in areas containing high quality soils, should be appropriately located and shaped and of sufficient size to enable rural production based on the soil resource. **4.4.2A** Rural land should be retained in large holdings, and the creation of large holdings encouraged, to retain opportunities for land based primary production and rural industries.	The development as a whole will result in the permanent loss of productive rural land, reducing the productive capacity of the sites. The proposal will remove the opportunity for land based primary production. However, it does provide for the operation of equine activities which are considered to be rural industries. The Hub is contrary to this objective and polices due to the loss of high class soil.
Amenity Values		
13.4.1 Amenity values of sites and localities maintained or enhanced by subdivision, building and development	**13.4.2** Subdivision, building and development should be located and designed to: a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality	The development has designed to respond to the natural and physical characteristics of the site, while maintaining large areas of open space, landscaping, ecological features and rural amenity values. As noted above, the proposed buildings within the precinct generally comply with District Plan requirements for height, external boundary setbacks and daylight control, ensuring the buildings within the development do not dominate adjoining land and retains private open space.

	c) avoid buildings and structures dominating adjoining land or public places, the coast, or water bodies d) retain private open space and access to public open space e) encourage retention and provision of trees, vegetation and landscaping f) arrange allotments and buildings in ways that allow for view sharing, where appropriate g) provide adequate vehicle manoeuvring space on site h) provide vehicle, cycling and pedestrian connection to transport networks, including roads, cycleways and walkways, and facilitate public transport i) promote security and safety of public land and buildings, and places j) mitigate foreseeable effects (including reverse sensitivity effects) on, and from, nearby land use, particularly existing lawfully established activities k) mitigate foreseeable effects on water bodies l) maintain adequate daylight and direct sunlight to buildings, outdoor living areas and public places m) maintain privacy n) avoid glare and light spill.	The layout provides for appropriate vehicle, pedestrian and cycle connections. Safe public spaces through the incorporation of CPTED principles and adequate separation between land uses to manage and mitigate any reverse sensitivity effects. The landscaping ecological features, in combination with the management of lighting, noise and infrastructure provisions will ensure that amenity values of the site and surround rural area are maintained. The proposal mitigates adverse environmental effects as identified in the provided technical assessments. The Hub is not contrary to this objective and policy.
13.6.1 Rural character is preserved.	**13.6.2** Rural subdivision and development should be of a density, scale, intensity and location to retain or enhance rural character, including: (aa) a predominance of natural features over built features a) a very high ratio of open space in relation to areas covered by buildings b) open space areas in pasture, trees, crops or indigenous vegetation	The development has designed to respond to the natural and physical characteristics of the site, while maintaining large areas of open space, landscaping, ecological features and rural amenity values. As noted above, the proposed buildings within the precinct generally comply with District Plan requirements for height, external boundary setbacks and daylight control, ensuring the buildings within the development do not dominate adjoining land and retains private open space.

	c) tracts of unmodified natural features, indigenous vegetation, streams, rivers, wetlands and ponds d) large numbers of farm animals and wildlife e) noises, smells and sights of farming, horticultural and forestry uses f) post and wire fences, purpose-built farm buildings, and scattered dwellings (fa) low population density g) generally narrow carriageways within wide road reserves, often unsealed with open drains, low-speed geometry and low traffic volumes h) a general absence of urban-scale and urban-type infrastructure such as roads with kerb and channel, footpaths, mown berms, street lights, advertising signs, sealed and demarcated parking areas, decorative fences and gateways i) a diversity of lot sizes and shapes, related to the character and pattern of the landscape. While recognising that mineral extraction activities are of a different scale and intensity, and where appropriate should be accommodated. **13.6.3** Rural land should be retained in large holdings sufficient in size to enable productive rural activities to occur, and the creation of large holdings encouraged and where appropriate boundary relocations should be encouraged that facilitate holdings of sufficient size to support these activities.	While the proposed development represents a departure from the existing environment, The Hub has a functional and operational need to locate within rural areas and cannot be accommodated within towns villages or defined growth areas. The Hub is not contrary to this objective and policy.

	13.6.4 Allotments created by subdivision should be of a shape and sufficient size to retain the rural character of the area by ensuring they are large enough for rural land uses to predominate.	

Waikato Regional Plan Objectives and Policies



Waikato Regional Plan		
Objective	**Policy**	**Comment**
Water Module		
3.3.2 **Objective** a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements. c. The recognition of the significant community benefits that derive from domestic or municipal supply takes. d. The efficient allocation and the efficient use of water. e. No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. f. The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry. g. The continued availability of water for cooling of the Huntly Power Station. h. Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems. i. That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having	**Policy 1: Establish Allocable and Minimum Flows for Surface Water** a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The recognition of the relationship between tangata whenua with water bodies and providing for tangata whenua input in determining their values and interests, and reviewing the allocable and minimum flows for those surface water bodies. c. The maintenance and enhancement of water quality in accordance with the policies in Chapter 3.2 of this Plan. d. The avoidance of further degradation of water quality having regard to the contaminant assimilative capacity of water bodies. e. The benefits of flow regime variability, including sediment transport and natural flushing and flood flows. f. The avoidance of significant adverse effects on in stream ecological values and biodiversity and the remediation or mitigation of adverse effects otherwise. g. The protection of wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna. h. The security of existing, efficient take and use of water and the associated lawfully established infrastructure. i. Maintenance and enhancement of tangata whenua uses and values of water, including the ability to exercise kaitiakitanga and measures to protect and enhance the mauri of water bodies.	The groundwater take will provide a secure and reliable water supply for the equine, commercial and senior living components of the development. This water take supports the operation of the rural activities that contributes to the economic viability of the development. The proposal recognises the social and economic benefits which arise from the efficient use of water resources and the need to provide for the existing and also future water demands. The provided Water Assessment report has demonstrated that the required level of water supply can be sourced from a deep confined aquifer which is separated from other ground water systems and surface water bodies by sustainable low-permeability layers. Pump testing and aquifer analysis has indicated that the proposed water take can take place without causing significant adverse effects on aquifer function. The groundwater resource is also considered to be well protected from surface influences due to the confined nature of the target aquifer and the presence of multiple confining layers. Water quality testing confirms the groundwater is suitable for treatment to potable standards, and the bore is expected to provide a reliable long-term source of water for domestic, animal drinking, irrigation and operational requirements associated with the development. The scale of the take has been development having regard to the operational requirements of the development and reflects an efficient use of the ground water resource.

regard to the contaminant assimilative capacity of water bodies. j. Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and communities (including rural-based activities such as agriculture, perishable food processing and industry). k. Refer to Objective 3.A.1.	j. Maintenance of identified recreational and intrinsic values and the natural character of rivers. k. The benefits derived from the use of water for, or directly associated with, the generation of electricity from renewable energy sources and the cooling of the Huntly Power Station. l. The benefits derived from the existing take and consumptive use of water for people's social, economic and cultural wellbeing. m. The benefits to be derived from the efficient take and use of water for reasonably foreseeable future consumptive uses, and in particular existing and reasonably justified and foreseeable future needs for domestic or municipal supply and the reasonable needs for an individual's animal drinking water. n. The effects of climate change on surface water resources. **Policy 4: Establish Sustainable Yields from Groundwater** a. Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. b. The recognition of the relationship between tangata whenua with groundwater resources and providing for tangata whenua input in determining their values and interests, and reviewing the sustainable yields for those groundwater resources. c. The protection of groundwater resource from salt intrusion d. The need to ensure that any groundwater discharges into surface waters are not reduced such that there is a resultant significant adverse effect on in-stream uses and values (including wetlands and karst systems) and on other allocated use	The proposal will also incorporate measures to ensure efficient use and responsible management of water resource. Water demand across the development has been assessed on the operational requirements of the development, with the proposed water take limited to that which is considered necessary to service the onsite activities. Metering, monitoring and reporting requirements are all measures which can be undertaken and imposed as conditions of consent to ensure compliance with consented volumes and provide ongoing information around the water use. These measures will ensure the groundwater resource is managed sustainably. The Hub is consistent with this Objective and Policies.

	e. The need to ensure groundwater depletion or dewatering of aquifers does not result in significant adverse effects on resource availability f. The maintenance of groundwater quality in accordance with the policies in Chapter 3.2 of this Plan g. The benefits derived from the take and consumptive use of groundwater for people's social, economic and cultural wellbeing h. The loss of benefits derived from the generation of electricity that can result from groundwater takes above Karapiro i. The benefits to be derived from the efficient take and use of groundwater for reasonably foreseeable future consumptive uses, and in particular for domestic or municipal supply and the reasonable needs for an individual's animals drinking water j. The maintenance of security of existing, efficient take and use of water and the associated lawfully established infrastructure k. Maintenance of tangata whenua uses and values l. The effects of climate change on groundwater resources m. The avoidance of a reduction in recharge groundwater flows to Geothermal Systems. **Policy 13: Non-Complying Activities within the Waikato River Catchment above Huntly and Karapiro** a. Is a zero net take; or b. Replaces a consented take for an activity listed in Policy 15 a)v); or c. Achieves a higher level of renewable electricity generation within the Waikato River catchment than would otherwise be achieved were the consent declined; or d. Is located between the Karapiro Dam and the HPS mixing zone but would not adversely	

affect electricity generation from the Huntly Power Station.

Policy 15: Consent Duration for the Taking of Water

a. Subject to Policy 19, the Waikato Regional Council will generally ensure that all resource consents for the take of surface and groundwater shall have a term no longer than 15 years except those consents:
   i. for domestic or municipal supply.
   ii. for the primary purpose of, or directly associated with, electricity generation.
   iii. which are assessed as having a zero net take and do not restrict the further allocation of water.
   iv. for the purpose of managing the flow or level regimes of rivers or aquifers (e.g. other dewatering and/or water level control, ecological purposes, pit or lake filling for rehabilitation and flood control, mine water management) where the take does not or is not likely to during the consent term limit other users from being allocated water, or result in any adverse effects listed in Policy 1 and 4.
   v. for large scale, capital intensive industrial facilities such as mines, dairy factories, pulp mills and water harvesting infrastructure.
b. Consents granted for the activities listed in a) i) to v) above shall be for a term that is appropriate in the circumstances and that term may exceed 15 years.
c. Consents for takes other than those listed in a) i) to v) above may be granted for a duration shorter than 15 years where appropriate in

order to ensure the availability of water to meet the existing and reasonably justified and foreseeable future domestic or municipal supply needs identified in a water management plan the meets the requirements of Method 8.1.2.2.

d. All consents for takes, except surface water zero net takes, shall include provision for a review within one year of the completion of a relevant catchment investigation undertaken in accordance with Method 3.3.4.9 and, if applicable, a consequent change to the Waikato Regional Plan being proposed.

Policy 16: Water Take Recording and Reporting

Except as provided for in part g) of this policy, as a means of assessing compliance with consents for the taking of water, the Waikato Regional Council will require resource consent holders, through conditions to:

a. Install a tamper-proof water-measuring device to manufacturer's specifications with:
    i. a minimum accuracy under field conditions of +/- 5 percent for piped takes or +/- 8 percent for open channel takes, and
    ii. a pulse output if optimum recording is required by Table 3-4,
b. Provide an "as built" plan of the installed water measuring device prior to giving effect to any consent to take water
c. Record and report water take data for all consented surface water takes at a frequency and in a manner described in Table 3-4
d. Record water take data for all consented groundwater takes at a frequency and in a manner to achieve:
    i. Minimum recording on a weekly basis and minimum reporting twice yearly in January and June for all

	consented groundwater takes less than 1500 cubic metres per day, or ii. Minimum recording and reporting on a daily basis with data logger for all consented groundwater takes greater than 1500 cubic metres per day, or iii. Reduced or enhanced recording and reporting requirements as determined by the Waikato Regional Council as appropriate in response to the adverse effects associated with the groundwater take. e. Complete a calibration(s) of the water measuring device and a water use audit(s) during the term of the consent at a frequency and to the standard specified in the consent conditions. f. In any situation where it is physically not practical to meet parts a) to e) in Policy 16 the following shall apply: i. The consent holder shall establish a methodology for estimating the amount of water taken, and shall obtain the approval of the Consent Authority that the method is appropriate for the type of take, and the time frame for collecting water use data. ii. The consent holder shall record the volume of water taken, using the methodology established in Policy 16 part f) i), at a minimum of daily intervals for surface water takes and at least weekly intervals for groundwater takes and keep records of each date and corresponding water use measurement. iii. The water use records shall be submitted to the consent authority, at intervals of at least one year.	

	g. Parts a) to e) of this policy shall not generally apply to authorised takes of less than 50 cubic metres per day using pumps with a capacity of 2 litres per second or less. The 50 cubic metres per day shall be inclusive of any water taken under s14(3)(b) of the RMA.	
Discharges		
3.5.2 **Objective** Discharges of contaminants to water undertaken in a manner that: a. does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 b. does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2 c. Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	**3.5.3** **Policies** **Policy 1: Enabling Discharges to Water that will have only Minor Adverse Effects** Enable through permitted and controlled activity rules, discharges to water that due to their nature, scale and location will: a. avoid adverse effects on surface water bodies that are inconsistent with policies in Section 3.2.3 of this Plan b. not increase the adverse effects of flooding or erosion on neighbouring properties c. ensure that any adverse effects of sediment on aquatic habitats are confined to a small area relative to the habitat as a whole or are temporary, and the area will naturally re-establish habitat values comparable with those prevailing before commencement of the activity d. not result in significant effects on the Coastal Marine Area as identified in the Waikato Regional Coastal Plan, wetlands[18] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes e. not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan. **Policy 2: Managing Discharges to Water with More than Minor Adverse Effects**	The proposal includes a stormwater management plan and erosion and sediment control plan which outlines the steps which will be undertaken to manage runoff and protect the receiving environment on site and further down steam. Stormwater generated across the site will be conveyed through a network of swales, attenuation ponds and other systems which will be designed to manage storm water quantity and quality. The overall design will maintain existing discharge locations and ensure that post-development runoff does not exceed pre-development levels. Stormwater treatment and management measures are proposed throughout the development including stormwater reuse, attenuation, soakage, vegetated swales long with other measures detailed within the stormwater management plan. The proposed systems will reduce the potential for contaminants to enter the surrounding environment and promote the reuse of stormwater where possible. Land-based treatments will be utilised within the rural lifestyle precinct. The proposal also includes measures to manage and mitigate the effects of flooding**.** The existing drainage features on the site will be replaced with larger swales that will direct water to the proposed ponds on the site

	Control, through resource consents, discharges to water that are likely to have more than minor adverse effects so that: a. adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated b. the discharge causes no significant adverse effects from flooding or erosion c. there are no significant adverse effects from downstream siltation d. there are no significant adverse effects on the Coastal Marine Area, wetlands[19] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes e. any subsequent discharges to air do not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan. **Policy 3: Alternatives to Direct Discharge to Water** Land-based treatment systems will be promoted where soil type and drainage will allow and where adverse effects are minor or are less than those from a direct discharge to water. If the economic burden of adopting land treatment is unacceptable, provision will be made for a phased introduction of land treatment over an agreed period of time. **Policy 4: Discharges to Land** Ensure that the discharge of contaminants onto or into land maximises the reuse of nutrients and water contained in the discharge **Advisory Note:** • The adverse effects of discharges of contaminants onto or into land and soil and	This will also provide for attenuation, treatment and ecological restoration opportunities. Cultural Values Assessments (CVAs) have been prepared by Ngāti Haua and Ngati Koroki Kahukura as mana whenua of the subject site. Their rohe includes Tamahere and other places of historical and customary association. Both Ngaati Hauaa and Ngaati Korokii Kahukura descend from the Tainui waka and maintain enduring relationships with Maungatautari through to the base of Taupiri Maunga, the Waikato River, Pohara and Maungatautari marae, and associated paa, kainga and mahinga kai. A memorandum of understanding (MoU) between the applicant, Ngaati Hauaa and Ngaati Korokii Kahukura has been prepared that establishes an ongoing relationship and provides a clear framework for engagement, collaboration, and shared long-term outcomes in regard to water resources. The Hub is consistent with this Objective and Policies.

	subsequent adverse effects on water quality and air are addressed in the policies in Section 5.2.3 of the Plan. **Policy 5: Ground Water** Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: a. do not compromise existing or reasonably foreseeable uses of ground water b. avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects c. are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality. **Policy 6: Tangata Whenua Uses and Values** Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: a. the mauri of water b. waahi tapu sites c. other identified taonga. **Policy 7: Stormwater Discharges** Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters. **Explanation and Principal Reasons for Adopting the Policies**	

	Policy 1 allows for the discharge of contaminants to water where adverse effects of the discharge will not be more than minor. This acknowledges that a number of low impact and existing discharges occur within the Region without compromising the purpose for which a particular body of water is being managed or having other adverse effects that are not acceptable. The cross reference to Chapter 6.1 is necessary because many discharges of this nature have the potential to generate objectionable effects of odour or other aerosols. Activities that are likely to breach these standards will not be enabled by permitted activities and are instead covered by Policy 2. **Policy 2** ensures that any discharge of contaminants to water does not result in significant flooding, erosion or siltation. The significance of flooding, erosion or siltation effects needs to be considered on a case-by-case basis taking into account the receiving environment. For instance, erosion or flooding effects on neighbouring properties are clearly more than minor and therefore are not to be enabled, but in many circumstances they are not of such significance that they must be avoided at all costs. The level of effect that is considered significant will depend on the circumstances of the discharge. Significant adverse effects on the Coastal Marine Area are identified by the objectives and policies of the Waikato Regional Coastal Plan. Significant adverse effects on wetlands, lakes and caves are identified by the objectives of this Plan. In terms of Policy 2, any effect that is not significant can be remedied or mitigated through the consent process so that the objectives of the Plan are met. **Policies 3** and **5** acknowledge that the discharge of contaminants onto or into land is an appropriate alternative to direct discharges to water where soil conditions and topography allow and where the adverse effects would be less. It is also recognised	

	that by applying wastes to land that available nutrients and water can be reused. All four of these policies recognise that discharges to water or land can have adverse effects beyond the receiving environment by cross referencing to objectives for managing these resources in Chapters 5.2 and 6.1. **Policy 5** recognises that ground water quality can be adversely affected by inappropriate use of soils to treat waste discharges. Correct design and operation of on-site sewage systems and land-based treatment systems is required to avoid adverse effects on the ground water resources. **Policy 6** recognises that the Council is obliged by s6 of the RMA to recognise and provide for the relationship of tangata whenua with water, waahi tapu sites and other taonga. This policy gives priority to the concerns of Maori based on their status as tangata whenua and as Kaitiaki, whilst maintaining the ability of Council to consider the concerns of other groups who are not tangata whenua. The phrasing addresses the concerns of tangata whenua who exercise kaitiakitanga over specific resources, ahead of other Maori submitters to a resource consent who have a relationship that is not based on the present day exercise of kaitiakitanga. The Policy emphasises the need for tangata whenua to identify water bodies and areas that are of significance to them. In order to implement this policy, Waikato Regional Council and tangata whenua who are Kaitiaki will need to follow the process set out in Module 2 of this Plan. **Policy 7** refers to statutory and non-statutory means which Waikato Regional Council can use to encourage methods of managing stormwater at its source and treating stormwater prior to its discharge to receiving waters. These include the resource consent process and the development and implementation of stormwater management plans. These detail the way	

	in which stormwater networks are operated and include methods to avoid, remedy or mitigate the adverse effects of stormwater discharge.	
Damming and Diverting		
3.6.2 **Objective** Damming and/or diverting of water undertaken in a manner that: a. Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2. b. Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2. c. Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle. d. Results in no increase in the adverse effects of flooding or land instability hazards. e. Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers. f. Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams. g. ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3. h. Refer to Objective 3.A.1.	**Policy 1: Off-Stream Dams and Dams or Diversions on Ephemeral Streams** Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where: a. Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided. b. The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity avoid adverse effects that are inconsistent with the policies in Section 4.2.3. c. The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties. d. Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams. e. Any significant adverse effect on cave systems are avoided or mitigated. f. Any adverse effects on wetlands[27] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7. g. Existing legal public access to and along lakes and rivers is maintained where appropriate. **Policy 3: Tangata Whenua* Uses and Values**	The proposal includes the diversion and management of the existing drains on the site are part of the stormwater management. These works are to support the efficient management of stormwater across the site. The proposed drainage and stormwater infrastructure has been designed to manage any potential effects, avoid adverse effects on surrounding land and not increase flood or erosion risks. Any diversion or modification to drainage features on the site will be aligned with detailed design plans and management plans to ensure that any and all adverse effects are avoided or mitigated where avoidance is not possible. The MoU between the applicant, Ngaati Hauaa and Ngaati Korokii Kahukura has been prepared that establishes an ongoing relationship and provides a clear framework for engagement, collaboration, and shared long-term outcomes in regard to water resources. The Hub is consistent with this Objective and Policy.

	Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: a. the mauri of water, b. waahi tapu sites, c. other identified taonga. d.	
Drilling		
3.8.2 **Objective** **Drilling activities undertaken in a manner that:** a. is consistent with the objectives in Section 3.1.2, b. is consistent with the objectives in section 5.2.2, c. prevents significant adverse effects from the mixing of previously isolated aquifers, d. does not result in significant adverse effects from a loss of aquifer pressure/level, e. is consistent with the objectives in Section 7.2.2, f. does not result in blow-outs in geothermal wells.	**Policy 1: Effects of Drilling Activities** Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from: a. contamination by drilling fluids, b. contamination of ground water by contaminants in surface water, c. mixing of previously isolated aquifers, d. loss of aquifer pressure/level, e. disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki, f. inappropriate drilling in geothermal systems.	The proposal requires drilling of groundwater bores to establish a reliable water supply to serve the development, The drilling will be undertaken in accordance with best practice guidelines and regulatory requirements to ensure that any adverse effects are avoided or mitigated. The bores will gain access to suitable ground water while maintaining the integrity and functionality of the aquifer systems which are beneath the subject site. The hydrogeological investigations undertaken as part of this proposal indicate that groundwater can be sourced from a confined aquifer system and that appropriately designed and constructed bores can be installed without resulting in significant adverse effects on groundwater quality, aquifer pressures, or neighbouring groundwater users, subject to further investigation and analysis. Construction of the bore will incorporate appropriate casing design and sealing measures this will ensure that separation of existing aquifers is maintained and minimise the risk of contamination of drilling fluids. The Hub is consistent with this Objective and Policy.
Land and Soil Module		
5.1.1 **Objective** **A net reduction of accelerated erosion across the Region so that:**	**Policy 1: Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices**	To ensure that the risk of sediment and erosion is controlled, all earth works will be completed in accordance with the Construction Management Plan,

a. soil productivity, versatility and capability is maintained b. there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. there is no increase in the adverse effects of flooding or land instability hazards d. accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided f. cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. g. significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided h. there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 i. damage to property and infrastructure is avoided in particular in High Risk Erosion Areas together with: i. Catchments of estuaries that are areas of significant conservation value on the Coromandel Peninsula ii. Karst and cave systems.	Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: a. the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area b. the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves c. the erosion potential of soil when it is disturbed or vegetation is cleared d. the potential to increase the adverse effects of flooding e. the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki f. the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna[28] g. the potential to compromise air quality objectives as identified in Module 6 Air h. the potential to damage property and infrastructure. **Policy 3: Promote Good Practice** Promote, through environmental education, good practice guides and incentives, soil and land management practices that avoid adverse effects on soil productivity, capability and versatility and the off-site effects of sediment discharge, and remedies or mitigates these effect if they do occur.	Erosion and Sediment Control Plan and the required Groundwater Dewatering Monitoring and Contingency Plan. The above measures will ensure that sediment is retained on site as much is practicable. The proposed management plans will ensure that earthworks are actively monitored and adapted as required throughout the construction, while being undertaken using best practice methods. Through the implementation of these management plans, the potential for adverse effects generated by erosion and sediment are appropriately managed throughout the duration of the development.

5.2.2 **Objective** **Discharges of wastes and hazardous substances onto or into** land **undertaken in a manner that:** a. does not contaminate soil to levels that present significant risks to human health or the wider environment b. does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2 c. does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2 d. is not inconsistent with the objectives in Section 5.1.2 e. avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu f. remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	**Policy 1: Low Risk Discharges Onto or Into Land** Enable, through permitted activity rules and non-regulatory methods, the discharge of contaminants onto or into land where: a. hazardous substances present in the discharge, or produced as a consequence of the breakdown of the contaminants from the discharge: i. are not environmentally persistent ii. will not bioaccumulate to a level that has acute or chronic toxic (carcinogenic, teratogenic or mutagenic) effects on humans or other non-target species b. the discharge of these contaminants onto or into land will not result in pathogens accumulating in soil or pasture to levels that would render the soil unsafe for agricultural or domestic use c. the discharge is not inconsistent with policies in Section 5.1.3 d. the discharge will not result in any effect on water quality or aquatic ecosystems that is inconsistent with the purpose of the Water Management Classes as identified by the policies in Section 3.2.3 e. the discharge will not result in any effect on air quality that is inconsistent with policies in Section 6.1.3 f. the discharge will not damage archaeological sites, waahi tapu or other identified sites of importance to tangata whenua as Kaitiaki.	The proposal includes discharge of stormwater to land from developed areas. A potential effect of the activity is the mobilisation of contaminants associated with the synthetic racetrack. However, the provided stormwater management plan has outlined measures which will be taken to capture, treat and manage runoff prior to discharge, which thereby reduces the potential for contaminants to enter the surrounding environment. With the implantation of these stormwater management measures the risk of contaminants associated with the synthetic track entering the surrounding environment will be low and not render the soil unsafe for agricultural or domestic uses. The proposal is consistent with the Land and Soil Module chapter objectives and policies of the WRC Plan