



APPENDIX 28

Statutory Objectives & Policies Assessment



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1.0 National Policy Statements

1.1 New Zealand Coastal Policy Statement 2010 (NZ-CPS)

Objective / Policy	Assessment
Objectives	
Objective 1: To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by: - maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; - protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and - maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity	N/A – The Site is not located within the coastal environment, and the Project does not involve any activities within the coastal marine area. Accordingly, the New Zealand Coastal Policy Statement is not considered to be directly relevant to the assessment of the Project. Notwithstanding this, the proposed stormwater management measures will provide treatment of runoff prior to discharge to the receiving environment and will contribute to maintaining downstream water quality, that in turn discharges to the CMA.
Objective 2: To preserve the natural character of the coastal environment and protect natural features and landscape values through: - recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; - identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and - encouraging restoration of the coastal environment.	
Objective 3: To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by: recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;	

- promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;
- incorporating mātauranga Māori into sustainable management practices; and
- recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.

Objective 4: To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:

- recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;
- maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and
- recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.

Objective 5: To ensure that coastal hazard risks taking account of climate change, are managed by:

- locating new development away from areas prone to such risks;
- considering responses, including managed retreat, for existing development in this situation; and
- protecting or restoring natural defences to coastal hazards.

Objective 6: To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;
- some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;
- functionally some uses and developments can only be located on the coast or in the coastal marine area;
- the coastal environment contains renewable energy resources of significant value;



- the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;
- the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;
- the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and
- historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.

Objective 7: To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.



1.2 National Policy Statement for Freshwater Management 2020 (NPS-FW)

Objective / Policy	Assessment
Objectives	
Objective 1: The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: • first, the health and well-being of water bodies and freshwater ecosystems • second, the health needs of people (such as drinking water) • third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The Project has been designed to prioritise freshwater health and the receiving environment, while also providing for the health and wellbeing of people and communities. The following is noted in relation to the hierarchy established by Objective 1: • The Herehere Stream will be retained in its existing alignment and enhanced through streambank stabilisation and approximately 2,950 m² of riparian planting. Stormwater will be treated before being discharged into the stream, with the proposed system expected to achieve approximately 84% total suspended solids removal. Detention and attenuation will also manage changes in runoff associated with urbanisation. • The proposed public water supply network has been designed to service the development. Residential connections will not occur until Hastings District Council has confirmed that an acceptable potable water supply solution is in place. • The Project will enable 317 residential lots, together with associated infrastructure, open space and transport connections. Cultural values associated with the Herehere Stream and wider Karamū catchment have also informed the stormwater, stream enhancement and monitoring response. Overall, the Project provides for residential development while prioritising the health and wellbeing of freshwater and is consistent with the hierarchy established by Objective 1.
Policies	
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	The development gives effect to Te Mana o te Wai through an integrated approach to land use, stormwater and freshwater management. The health and mauri of the Herehere Stream and wider Karamū catchment have been key considerations in the development of the proposal. Stormwater will be treated and attenuated prior to discharge, while the Herehere Stream will be retained and enhanced through streambank stabilisation and riparian planting. The Project also provides for long-term water quality monitoring and a complementary cultural monitoring programme developed with Tamatea Pōkai Whenua. These measures prioritise the health of the receiving freshwater environment while enabling the residential development of the Site. Overall, the proposal is consistent with Policy 1.



Policy 2: Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.

Mana whenua has been actively engaged in the development of the Project through Tamatea Pōkai Whenua, including preparation of a Cultural Impact Assessment (**Appendix 21**).

A key focus of this engagement has been the health and mauri of the Herehere Stream and wider Karamū catchment, including water quality, mahinga kai and freshwater health. These values have informed the stormwater design, streambank stabilisation, riparian planting and proposed monitoring framework.

The Herehere Stream response has also been developed collaboratively with Tamatea Pōkai Whenua and the Project's technical specialists. As above, a cultural monitoring programme will be developed with Tamatea Pōkai Whenua alongside the proposed water quality monitoring, incorporating mātauranga Māori, mahinga kai and cultural health outcomes.

The development is therefore consistent with Policy 2.

Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

The application adopts an integrated approach to freshwater management that recognises the relationship between the proposed land use, the Site's existing drainage patterns, and downstream receiving environments.

The Site comprises two principal stormwater catchments. The northern catchment will discharge to the Herehere Stream, which connects with the Karamū Stream downstream, while the southern catchment will discharge via the Gilpin Drain to the Karamū Stream. Stormwater from the development will be treated and attenuated before discharge to these receiving environments.

The design therefore considers freshwater effects beyond the Site boundary and recognises the connections between land use, stormwater infrastructure, the Herehere Stream and the wider Karamū catchment. Overall, the proposal is consistent with the integrated, whole-of-catchment approach sought by Policy 3.

Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.

The proposal has specifically considered the effects of climate change as part of its freshwater and stormwater management response.

Flood and stormwater modelling incorporates future climate change, and the proposed dry basin network provides stormwater treatment, detention, attenuation and retention of existing floodplain storage. The secondary flow network has also been designed to safely convey larger storm events through the Site.

The enhancement and stabilisation of the Herehere Stream margin provides an additional long-term response by improving bank stability and riparian cover. Overall, the proposal is consistent with the climate-resilient freshwater management direction of Policy 4.



Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The Herehere Stream is a highly modified watercourse with relatively low existing ecological health indicators, although it retains an overall moderate ecological value and provides freshwater habitat. Middle Road will retain the Stream in its existing alignment and improve the adjoining stream environment through streambank recontouring and stabilization, and approximately 2,950 m² of riparian planting. These measures will reduce erosion, increase shading and assist in reducing stream temperatures and aquatic plant growth. Potential effects arising from increased urban stormwater will be managed through treatment and attenuation prior to discharge. The Ecological Assessment (Appendix 11) concludes that, following treatment, stormwater contaminant effects on aquatic communities will be low and any localised effects are not expected to extend into the Karamū Stream. Overall, the proposal will maintain the health and wellbeing of the freshwater receiving environment while providing positive ecological improvements to the existing Herehere Stream corridor.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	N/A – No natural inland wetlands have been identified within the Site. The Project does not result in the loss of natural inland wetland extent or values.
Policy 7: The loss of river extent and values is avoided to the extent practicable.	The Herehere Stream will be retained in its existing alignment and the Project will not result in any loss of river or stream extent. The farm drains removed or modified as part of the development have been assessed as artificial watercourses. No structures are proposed within the bed of the Herehere Stream that would impede fish passage. Works along the Stream instead focus on addressing existing erosion and bank instability through streambank recontouring, stabilisation and riparian planting. The development is therefore consistent with Policy 7.
Policy 8: The significant values of outstanding water bodies are protected.	The Site is located over the Heretaunga-Ruataniwha Aquifer System which is identified as an outstanding water body under the regional planning framework. The Project does not seek a new consumptive groundwater allocation. Temporary groundwater take and dewatering will occur during construction where excavations extend below the groundwater table, with water managed through the construction stormwater system before discharge or reuse. Following development, shallow groundwater intercepted by portions of the dry basin network will be conveyed through the low-flow drainage system to the receiving waterways rather than being abstracted for consumptive use. Groundwater modelling (Appendix 13) indicates adverse effects



	on groundwater levels, groundwater resources and surrounding land will be less than minor, and ongoing groundwater monitoring is proposed to verify the modelled response. On this basis, the Project protects the relevant values of the groundwater resource and is consistent with Policy 8.
Policy 9: The habitats of indigenous freshwater species are protected.	The Herehere Stream provides habitat for indigenous freshwater fauna, including common bully, inanga and shortfin eel, with other freshwater species also identified within the wider stream system. The Herehere Stream will be retained and no structures are proposed that would impede fish passage. Where native fish are present within artificial drains affected by the works, fish capture and relocation will be undertaken before works commence in accordance with the Fauna Management Plan (Appendix 11). Riparian planting along approximately 275 m of the Herehere Stream margin will also improve shading, reduce erosion and improve ecological function. Stormwater treatment and attenuation will further manage potential effects on freshwater habitat associated with urbanisation. Overall, the proposal protects indigenous freshwater habitat and is consistent with Policy 9.
Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	N/A – Trout and salmon habitat is not identified as a specific freshwater value affected by the Project.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	The Project does not seek a new consumptive freshwater allocation. Temporary groundwater take and dewatering will be required during construction where excavations extend below the groundwater table. This will occur at controlled rates, with water managed through the construction stormwater system before discharge or reuse. Following development, groundwater intercepted by the dry basin network will be conveyed to the receiving waterways rather than taken for consumptive purposes. The wider potable water supply solution is being progressed with Hastings District Council and includes consideration of water efficiency, demand management and the potential transfer of an existing groundwater allocation, subject to the necessary separate approvals. The Project does not therefore create a new consumptive allocation that would contribute to further over-allocation.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	While Policy 12 establishes a national water quality improvement target and is primarily implemented through the wider freshwater management framework, the Project is consistent with its direction. The proposed stormwater treatment train will reduce sediment and contaminants prior to discharge to the receiving environment, while riparian planting and streambank stabilisation will



	improve the condition of the Herehere Stream margin. These measures ensure that the Project will not undermine wider water quality improvement outcomes and will provide localised freshwater benefits.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	The Project provides for ongoing monitoring of freshwater effects. A Water Quality Monitoring Strategy is proposed to confirm the ongoing effectiveness of the stormwater management system. A complementary cultural monitoring programme will also be developed with Tamatea Pōkai Whenua, focused on the Herehere Stream and incorporating mātauranga Māori, mahinga kai and cultural health outcomes. Groundwater monitoring will also continue to verify the groundwater modelling and inform any necessary refinement of the dry basin drainage design. The Project is therefore consistent with the monitoring and responsive management direction of Policy 13.
Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	N/A – This policy is principally directed at regional freshwater monitoring and the public reporting of information on the state of water bodies and freshwater ecosystems. It is not a function required to be undertaken by the Project.
Policy 15: Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.	The application will enable people and communities to provide for their social and economic wellbeing through the delivery of 317 residential lots and associated infrastructure, transport connections and open space. This development is proposed alongside measures to protect freshwater health, including stormwater treatment and attenuation, retention of the Herehere Stream, streambank stabilisation, riparian planting, and ongoing water quality and cultural monitoring. The development therefore enables community wellbeing in a manner that is consistent with the freshwater outcomes sought by the NPS-FW and is consistent with Policy 15.



1.3 National Policy Statement for Highly Productive Land 2022

Objective / Policy	Assessment
Objectives	
Objective 1: Highly productive land is protected for use in land-based primary production, both now and for future generations.	The Project will result in the permanent removal of approximately 25.6 ha of land treated as highly productive land under the transitional mapping provisions of the NPS-HPL. The remaining approximately 5 ha of the Site is assessed as having no productive capacity due to existing residential use and modification associated with specified infrastructure. While the loss of HPL is acknowledged, the NPS-HPL provides a specific pathway under Clause 3.10 for highly productive land that is subject to permanent or long-term constraints. The Productive Capacity Assessment (Appendix 14) identifies a combination of constraints that materially limit the Site's ability to support economically viable land-based primary production. These constraints include poor drainage, shallow groundwater and regular waterlogging, the absence of irrigation allocation, existing fragmentation, proximity to established and developing urban activities, and the practical and economic limitations associated with the land improvement required to enable more intensive productive use. AgFirst concludes that there are no reasonably practicable options to overcome these constraints sufficiently to enable economically viable land-based primary production on the Site for at least 30 years. Accordingly, while the Project does not retain the HPL portion of the Site for future primary production, it relies on the specific pathway provided under Clause 3.10 for constrained highly productive land.
Policies	
Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.	Middle Road recognises that highly productive land is a finite resource with long-term value for land-based primary production. Approximately 25.6 ha of the Site is treated as HPL under the transitional mapping provisions of the NPS-HPL. However, the assessment of its productive capacity identifies permanent and long-term constraints that significantly limit the ability of the land to support economically viable primary production. These constraints include soil wetness and waterlogging, shallow groundwater, flooding, the absence of irrigation allocation, existing fragmentation, surrounding sensitive land uses and the cost and practicality of the land improvements that would be required to enable more intensive production.



	The development has therefore considered both the HPL classification of the land and its actual long-term productive capacity.
Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.	The assessment of the Site recognises the interaction between highly productive land, freshwater management and urban development. In particular, the productive capacity assessment has considered the Site's groundwater and drainage conditions and the absence of irrigation allocation as constraints on future productive use. The Site's location adjoining the existing Havelock North urban area and emerging urban development has also been considered in assessing fragmentation, reverse sensitivity and the practical ability of the land to support more intensive primary production. The Project itself provides for a comprehensively planned residential neighbourhood supported by integrated transport, three-waters infrastructure and open space. On this basis, the relevant interactions between productive land, freshwater and urban development have been considered in an integrated manner.
Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.	N/A – This policy is directed at the identification and mapping of highly productive land through regional policy statements and district plans. Notwithstanding this, approximately 25.6 ha of the Site has been treated as highly productive land for the purpose of this application under the transitional mapping provisions of the NPS-HPL. The remaining approximately 5 ha is assessed as having no productive capacity due to existing residential use and modification associated with specified infrastructure.
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.	The proposal does not prioritise the HPL portion of the Site for continued land-based primary production. However, this policy must be read alongside Clause 3.10, which expressly provides for the subdivision, use and development of HPL where permanent or long-term constraints mean its use for land-based primary production is not able to be economically viable for at least 30 years. AgFirst (Appendix 14) has considered alternative forms of primary production, land improvement and drainage, water efficiency and storage, boundary adjustment, amalgamation and leasing arrangements. It concludes that these alternatives do not provide a reasonably practicable means of overcoming the permanent and long-term constraints affecting the Site. Accordingly, while primary production is not being prioritised on this land, the Project relies on the specific exception provided within the NPS-HPL for constrained HPL.
Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	N/A – The Project does not seek an urban rezoning or plan change. The application seeks approval for the proposed subdivision, use and development under the Fast-track Approvals Act.



	The effects of developing HPL are instead assessed against the provisions applying to subdivision, use and development of highly productive land, including Clause 3.10 and Policies 7 and 8 below.
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	N/A – The Project does not involve the rezoning or development of highly productive land for rural lifestyle purposes. The proposal is for comprehensively planned urban residential development.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.	Subdivision of HPL is directly engaged by Policy 7, which seeks to avoid subdivision except as provided for within the NPS-HPL. Clause 3.10 provides the relevant pathway in this instance. In summary: • AgFirst in Appendix 14, concludes that permanent and long-term constraints mean land-based primary production on the Site cannot be economically viable for at least 30 years. • The Site has limited productive capacity and the Project would not result in a significant loss, either individually or cumulatively, of productive capacity within the District. • The Site is located at an existing urban edge and is already substantially influenced by urban development, rural lifestyle uses and infrastructure. The Project will consolidate this existing urban edge rather than extend development into an otherwise large and geographically cohesive area of HPL. • The Project is not expected to materially increase existing reverse sensitivity constraints on surrounding land-based primary production. Potential interface effects are also managed through the subdivision layout, setbacks, open space, stormwater reserves, fencing and landscape treatments. • The environmental, social, cultural and economic benefits of the Project are considered to outweigh the long-term costs associated with the loss of the HPL. On that basis, the proposed subdivision is considered to fall within the exception contemplated by the NPS-HPL rather than being subdivision that Policy 7 requires to be avoided.
Policy 8: Highly productive land is protected from inappropriate use and development.	The development will permanently remove approximately 25.6 ha of land treated as HPL from potential land-based primary production. This adverse effect is acknowledged. However, the Site is subject to permanent and long-term constraints that substantially limit its productive capacity and ability to support economically viable land-based primary production for at least 30 years. A range of reasonably practicable alternatives has been considered and AgFirst (Appendix 14) concludes that these do not overcome the identified constraints. The wider benefits of the Project have also been considered against the long-term cost of losing the HPL. These include: • development of 317 residential lots as a contiguous extension of the Havelock North urban area;

- approximately \$277 million in project investment;
- approximately 735 FTE-years of employment and approximately \$92 million in GDP during the development period;
- increased housing supply, housing choice and associated housing-market benefits; and
- efficient integration with existing and planned urban infrastructure.

The Economic Assessment (**Appendix 27**) has also expressly accounted for the opportunity cost of the loss of productive land, using a conservative rural production counterfactual.

For these reasons, the Planning Report concludes that the environmental, social, cultural and economic benefits of the Project outweigh the long-term costs associated with the loss of HPL. In the context of the Clause 3.10 pathway, the Project is therefore not considered to constitute inappropriate use or development for the purposes of Policy 8.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

Potential reverse sensitivity effects on surrounding land-based primary production have been specifically considered in the design and assessment of the Project.

The surrounding environment is already substantially influenced by established urban and rural-residential activities. A number of adjoining rural-zoned properties are presently used for rural residential/lifestyle or other non-productive activities rather than established primary production.

The Project has nevertheless been designed to respond to the remaining rural interfaces. In particular:

- the interface with 150 Middle Road includes larger and deeper residential lots, a 5 m earth batter and rural fencing treatment;
- the interfaces with 167 and 169 Te Aute Road are substantially separated from residential development by the proposed stormwater reserve; and
- the interface with 80 and 84 Middle Road comprises a combination of residential lots, fencing and open space/stormwater reserve.

In addition to these physical measures, no-complaints covenants are proposed for the relevant interface lots. These will require future residents to acknowledge and accept the effects of activities lawfully undertaken within the adjoining Plains Production Zone, providing an additional mechanism to reduce the potential for future complaints or pressure to constrain rural activities.

Having regard to the existing urban and rural-residential context, the limited extent of direct interface and the setbacks, open space, fencing and landscape treatments incorporated into the Project, together with the proposed no complaints covenants, residential development is not expected to materially constrain the continued or future reasonable use of adjoining rural land for land-based primary production.



Potential reverse sensitivity effects are therefore considered to be appropriately avoided where practicable and otherwise mitigated, consistent with Policy 9.

1.4 National Policy Statement for Indigenous Biodiversity 2023

Objective / Policy	Assessment
Objectives	
Objective 1: The objective of this National Policy Statement is: - to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and - to achieve this: - through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and - by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and - by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and - while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	The Site is predominantly modified agricultural land and does not contain any identified Significant Natural Area (SNA) or remnant area of significant indigenous vegetation. The Ecological Assessment (Appendix 11) identifies the terrestrial habitats across the Site as having generally low indigenous biodiversity value, with the Herehere Stream forming the principal ecological feature associated with the Site. The Project has been designed to maintain indigenous biodiversity values and provide opportunities for enhancement through: - fauna management during vegetation clearance, including management of native bird nests and checks of potential bat roost trees; - native fish capture and relocation where artificial drains are affected by works; - retention of the Herehere Stream in its existing alignment; - approximately 275 metres of riparian planting along the Herehere Stream; - increased vegetation and habitat through reserves, stormwater areas, streetscapes and other public spaces; and - integration of ecological, landscape and stormwater functions across the wider development. Boffa Miskell concludes that the Effects Management Hierarchy is satisfied and residual ecological effects will be Low or Negligible. The Planning Report therefore considers adverse ecological effects to be less than minor, with positive ecological effects expected through riparian restoration and the substantial increase in vegetation and habitat across the Site. Mana whenua have also been involved throughout development of the Project, particularly in relation to the Herehere Stream and wider receiving environment. Overall, the proposal is consistent with Objective 1 by maintaining indigenous biodiversity while providing for the social, economic and cultural wellbeing associated with the proposed residential development.
Policies	
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.	Mana whenua have been engaged throughout development of the Project through Tamatea Pōkai Whenua, including preparation of a Cultural Impact Assessment (Appendix 21).



	Early engagement identified the importance of the Herehere Stream and receiving environment and a preference for more naturalised development approaches. These matters have informed the Project's stormwater response, riparian enhancement and integration of natural features within the development. The development therefore takes account of tangata whenua values and provides for those values through its approach to indigenous biodiversity and freshwater management, consistent with Policy 1.
Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: 1. managing indigenous biodiversity on their land; and 2. identifying and protecting indigenous species, populations and ecosystems that are taonga; and 3. actively participating in other decision-making about indigenous biodiversity.	The proposal recognises the role of mana whenua as kaitiaki of the whenua and waterways associated with the Site. Engagement with Tamatea Pōkai Whenua has particularly focused on the Herehere Stream and wider Karamū catchment, including water quality, mauri, mahinga kai and ecological values. These matters have influenced the proposed streambank enhancement, riparian planting, stormwater management and monitoring response. Ongoing engagement with Tamatea Pōkai Whenua will also continue through Project delivery. Middle Road therefore provides opportunities for tangata whenua to exercise kaitiakitanga in relation to indigenous biodiversity values relevant to the Site.
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	A precautionary approach has been taken to the management of indigenous fauna. Targeted ecological investigations have been undertaken to understand the potential presence of native lizards, birds and bats. No native lizards were detected and the Site is considered unlikely to support a resident lizard population. Notwithstanding the generally low terrestrial habitat values, a Fauna Management Plan (Appendix 11) is proposed to manage potential effects during vegetation clearance. This includes pre-clearance management of native bird nests, checks of potential bat roost trees before felling, incidental discovery procedures and native fish capture and relocation where artificial drains are affected by works. The proposal therefore includes appropriate precautionary measures to manage potential effects where fauna may be present.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.	Middle Road will increase vegetation and habitat across the Site through riparian, reserve, stormwater and streetscape planting. In particular, the proposed native riparian planting along the Herehere Stream will improve shading, habitat complexity, bank stability and ecological function within the stream corridor. The wider integration of planting with stormwater and open space areas will also provide more connected habitat than presently exists across the predominantly modified Site.



	These measures support the resilience of indigenous biodiversity to future environmental change and are consistent with the intent of Policy 4.
Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.	N/A – This policy is principally directed at the integrated management of indigenous biodiversity by local authorities within and across administrative boundaries. Notwithstanding this, the Project integrates ecological, stormwater, landscape and open space functions and recognises the ecological connection between the Site, the Herehere Stream and the wider Karamū catchment.
Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.	N/A – This policy relates to the identification of Significant Natural Areas using the criteria and process established by the NPS-IB. No SNA has been identified within the Site.
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	N/A – There are no identified Significant Natural Areas within the Site and the Project does not involve subdivision, use or development within an SNA.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	The importance of indigenous biodiversity outside SNAs has been recognised in the design and assessment of the Project. While existing terrestrial ecological values across most of the Site are low, potential effects on indigenous fauna will be managed through the Fauna Management Plan (Appendix 11). The application will also substantially increase vegetation cover through planting within reserves, stormwater areas, streetscapes and other public spaces. Particular emphasis is placed on the Herehere Stream corridor, where approximately 275 metres of native riparian planting will improve shading, habitat, bank stability and ecological function. Overall, the proposal maintains and enhances indigenous biodiversity outside SNAs and is consistent with Policy 8.
Policy 9: Certain established activities are provided for within and outside SNAs.	N/A – The Project is a new residential subdivision and development and does not rely on the NPS-IB provisions relating to established activities within or outside SNAs.
Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.	The Project will contribute to social and economic wellbeing through the delivery of 317 residential lots and the associated infrastructure, transport connections and open space network. Those benefits are provided alongside measures to maintain and enhance indigenous biodiversity. Ecological effects are managed through the Effects Management Hierarchy, fauna management, stormwater treatment and attenuation, retention of the Herehere Stream and substantial new planting across the Site.



	Middle Road therefore provides for residential development while appropriately managing indigenous biodiversity effects, consistent with the broader intent of Policy 10.
Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.	N/A – There are no geothermal Significant Natural Areas within or affected by the Site.
Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.	N/A – The Project does not involve plantation forestry.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.	The application actively provides for restoration and enhancement of indigenous biodiversity within the Site. A continuous 10 metre-wide native planting reserve is proposed along the southern bank of the Herehere Stream. Approximately 275 metres of the stream margin will be planted with locally appropriate native species, including separate planting zones responding to the water edge, bank face and upper stream bank. This planting will improve riparian cover, stream shading, habitat, bank stability and ecological function relative to the existing modified stream environment. Additional planting within the stormwater reserves and wider open space network will further increase vegetation and habitat across the development. Middle Road is therefore consistent with Policy 13.
Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	The Project will result in a substantial increase in vegetation cover across the Site. While the streetscape planting includes a mix of native and exotic species, native planting is concentrated within the stormwater reserves, boundary treatments, open space connections and the Herehere Stream riparian corridor. The riparian planting palette comprises locally appropriate native species and will establish a continuous vegetated corridor along the Stream. The proposed planting will therefore increase indigenous vegetation cover within the future urban environment and is consistent with Policy 14.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	N/A – The Site has not been identified as an area supporting specified highly mobile fauna for the purposes of the NPS-IB. Notwithstanding this, potential effects on mobile indigenous fauna have been considered. The Site is considered unlikely to be used by long-tailed bats for roosting or foraging, but potential bat roost trees will nevertheless be checked before removal. The Fauna Management Plan (Appendix 11) also provides for the management of active native bird nests during vegetation clearance.



	The substantial increase in vegetation across the Site will also provide additional feeding, nesting and roosting opportunities for indigenous fauna over time.
Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.	N/A – This policy relates to the preparation and implementation of regional biodiversity strategies and is principally a local authority function.
Policy 17: There is improved information and regular monitoring of indigenous biodiversity.	N/A – This policy is principally directed at improving information and establishing regular monitoring of indigenous biodiversity at a wider regional level. Notwithstanding this, the application is supported by a site-specific Ecological Assessment and Fauna Management Plan (Appendix 11), which provide information on the existing ecological values of the Site and establish procedures for managing indigenous fauna during development.

1.5 National Policy Statement for Infrastructure 2025

Objective / Policy	Assessment
Objectives	
Objective 1: The objective of this National Policy Statement is to: - ensure the national, regional and local benefits of infrastructure are provided for; - enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety; - enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations; - ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and - ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.	Middle Road is supported by an integrated infrastructure strategy comprising transport, stormwater, wastewater, water supply and utility networks required to service the proposed 317-lot residential development. The infrastructure has been planned as part of the overall masterplan and will enable the Site to transition to a comprehensively serviced urban neighbourhood. Where practicable, the Project will connect to and make efficient use of existing public infrastructure surrounding the Site, with new or upgraded infrastructure provided where required. In particular: - stormwater infrastructure is integrated with the Site's flood management, open space and Herehere Stream response; - wastewater will be conveyed through a new on-site network and wastewater pump station to the existing Breadalbane wastewater network, with additional storage and a restricted discharge rate proposed to manage downstream capacity constraints; - the wastewater strategy provides a pathway for upgrades to the Breadalbane WWPS should HDC confirm that sufficient residual capacity is not available; - water supply will be provided in accordance with the Water Supply Report (Appendix 19) and the servicing pathway being progressed with HDC; - the transport network provides connections between Middle Road and Te Aute Road and incorporates walking and cycling infrastructure and provision for future public transport; and - power and telecommunications infrastructure will be extended into the development. Overall, the proposal provides infrastructure that supports housing growth and community wellbeing while managing infrastructure effects and constraints in an integrated manner. The application is therefore consistent with Objective 1.
Policies	
Policy 1: Providing for the benefits of infrastructure	The proposal infrastructure will provide the essential services required to enable the residential development of the Site and the associated social and economic benefits of approximately 317 additional residential lots.

1. Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for. 2. Decision-makers must recognise that the benefits of infrastructure include: a. providing for the social, cultural and economic wellbeing of present and future generations; b. creating, supporting and enhancing well-functioning urban and rural environments; c. supporting sufficient development capacity to meet demand for housing and business land; d. providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy; e. helping to protect and restore the natural environment; f. supporting New Zealand's emissions reduction targets and mitigating the effects of climate change; and g. reducing the risks from, and improving resilience to, natural hazards and climate change. 3. Decision-makers must recognise: a. the significant risks to, and impacts on, public safety, the wellbeing of people and communities, and the environment that may occur when infrastructure services are compromised; and b. that infrastructure networks can be both independent and interconnected.	The infrastructure strategy makes use of existing networks where practicable and provides additional infrastructure and upgrades where necessary. This includes a new wastewater network and pump station, an integrated stormwater system, water supply infrastructure, roads and active transport connections, and utility servicing. The proposed infrastructure also contributes to a well-functioning urban environment through coordinated land use and servicing, improved pedestrian and cycling connectivity, flood management and stormwater treatment. The local benefits of this infrastructure are therefore integral to the delivery and functioning of the Project and are consistent with Policy 1.
Policy 2: Operational need or functional need of infrastructure to be in particular locations and environments 1. Decision-makers must recognise that infrastructure may have an operational need or functional need to operate in, be located in, or traverse particular locations and environments. 2. Decision-makers must recognise that the operational need or functional need of infrastructure includes, but is not limited to, the need to:	The location and design of the proposed infrastructure responds to its functional and operational requirements. The wastewater pump station is located at a low point within the Site to enable the gravity wastewater network to operate efficiently. The pump station will discharge through a rising main to the existing Breadalbane wastewater network. Its design also responds to the known downstream capacity constraint through a restricted discharge rate and additional on-site storage. Similarly, the stormwater infrastructure is located within the lower parts of the Site and follows the existing catchment and drainage characteristics, with the dry basin network and discharge locations integrated with the Herehere Stream and Gilpin Drain receiving environments.



a. provide services to people and communities in a timely, effective and efficient manner; b. operate effectively and efficiently as linear and/or interconnected infrastructure networks within and across district and regional boundaries; c. access or connect to particular natural or physical resources, including other infrastructure; d. be accessible so infrastructure activities can be undertaken effectively and efficiently; e. locate where the services are required, including in areas at risk to natural hazards, whether the infrastructure has been spatially identified in advance; and f. manage risks from natural hazards.	The proposed road, water and utility networks also connect directly to the existing networks surrounding the Site. The location of this infrastructure therefore reflects the need to efficiently service the development and connect with existing infrastructure, consistent with Policy 2.
Policy 3: Considering spatial planning 1. Decision-makers must: a. have regard to the extent to which the infrastructure has been identified within a strategic planning document, while recognising that not all infrastructure can be spatially identified in advance; and b. consider relevant spatial plans and master plans prepared by the infrastructure provider and provided to the decision-maker.	The Site is not identified as a future residential growth area in the adopted Future Development Strategy and the Project's infrastructure has therefore not been spatially identified through that strategic planning process. Notwithstanding this, the Project has been comprehensively planned and its infrastructure requirements have been assessed in detail through the Infrastructure, Transport, Stormwater, Wastewater and Water Supply Report (Appendix 19). The design has also been informed by ongoing engagement with HDC and HBRC regarding existing infrastructure, capacity constraints, servicing requirements and potential upgrades. The Project therefore provides current, site-specific infrastructure planning information for consideration alongside the wider strategic planning framework.
Policy 4: Enabling the efficient and timely operation and delivery of infrastructure activities 1. Decision-makers must: a. enable the efficient and timely delivery of infrastructure activities; b. enable cross-boundary infrastructure networks; c. provide flexibility for infrastructure providers to use new or innovative technologies and methods to improve the delivery of infrastructure services and/or improve environmental outcomes; d. enable opportunities to make more effective use of existing infrastructure;	The Project provides for the efficient and timely delivery of infrastructure alongside the staged residential development of the Site. Infrastructure delivery has been incorporated into the proposed staging sequence so that the necessary transport and three-waters networks are progressively established as development proceeds. The infrastructure design also makes use of existing public networks where practicable rather than establishing entirely independent servicing systems. The wastewater strategy demonstrates the flexibility incorporated into the Project. The proposed Middle Road WWPS has been designed to restrict discharge to approximately 6 L/s and provide 165 m³ of storage to manage peak flows. If HDC confirms that sufficient residual capacity is available at Breadalbane WWPS, no upgrade will be required. If sufficient capacity is not available,



e. consider opportunities for continuous improvement in service delivery and environmental outcomes when renewing or replacing resource consents; and f. enable the upgrading of infrastructure where this will: g. improve the resilience of infrastructure to the risks from natural hazards and effects of climate change; h. maintain or improve its level of infrastructure service, including to meet increasing demand; or i. improve environmental outcomes. 2. Decision-makers must: a. recognise it is the role of the infrastructure provider to identify the preferred location for the infrastructure activity; and b. have regard to existing information and assessments undertaken by the infrastructure provider, including, but not limited to, information prepared using the Better Business Cases methodology developed by The Treasury New Zealand, infrastructure strategies prepared under the Local Government Act 2002, or the Infrastructure Priorities Programme developed by New Zealand Infrastructure Commission Te Waihangā.	technically feasible upgrade options have been identified and can be developed with HDC through detailed design. Detailed engineering will continue through the Engineering Approval process following substantive consent, providing an appropriate mechanism to refine infrastructure design as further network information becomes available. Overall, the Project is consistent with the efficient and flexible infrastructure delivery sought by Policy 4.
Policy 5: Recognising and providing for infrastructure supporting activities 1. Decision-makers must recognise and provide for the role of infrastructure supporting activities, including by: a. recognising the importance of infrastructure supporting activities to enable the benefits of infrastructure activities to be realised; b. recognising the operational need or functional need of some infrastructure supporting activities, including supporting quarrying activities to operate in, be located in, or traverse particular environments and locations; and c. enabling the timely delivery of infrastructure supporting activities.	N/A – The Project does not propose a separate infrastructure supporting activity of the type contemplated by this policy, such as supporting quarrying or another activity undertaken specifically to facilitate infrastructure delivery. Earthworks and construction activities required to establish the Project infrastructure form part of the development itself and are assessed through the relevant technical reports, management plans and consent conditions.
Policy 6: Recognising and providing for Māori interests 1. Decision-makers must recognise and provide for Māori interests in relation to infrastructure activities and infrastructure supporting activities, including by:	The development has been developed through engagement with mana whenua, including Tamatea Pōkai Whenua, and a Cultural Impact Assessment (Appendix 21) has been prepared for the substantive application. Infrastructure matters of particular cultural relevance include the Herehere Stream, stormwater management and the wider Karamū catchment. Mana whenua feedback has informed the



a. taking into account the outcome of any engagement with tangata whenua on any relevant resource consent, notice of requirement, or request for a private plan change; b. recognising the opportunities tangata whenua may have in developing and operating their own infrastructure at any scale or in partnership; and c. local authorities: i. providing opportunities for tangata whenua involvement where infrastructure and infrastructure supporting activities may affect a site of significance or issue of cultural significance to Māori; and ii. operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.	Project's approach to the Stream and receiving environment, including the preference for naturalised responses, riparian enhancement and cultural monitoring. The infrastructure design therefore recognises and provides for Māori interests relevant to the Site and its receiving environment, consistent with Policy 6.
Policy 7: Assessing and managing the effects of proposed infrastructure activities 1. When assessing and managing the effects of infrastructure activities, decision-makers must: a. have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work; b. consider the technical and operational requirements and constraints of infrastructure activities; c. take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure; d. take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and e. ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.	The design and assessment of the Project infrastructure have considered the location, method of construction, technical requirements and potential environmental effects of the proposed works. For example: • alternative wastewater pump station arrangements were considered through a multi-criteria assessment before a single central WWPS was selected; • the wastewater network has been designed to respond to the high groundwater table, Site topography and downstream Breadalbane WWPS capacity constraint; • stormwater infrastructure has been integrated with the existing catchment, floodplain and receiving environments; • earthworks and streambank works include specific erosion and sediment control methodologies; • transport infrastructure has been designed as an integrated network connecting Middle Road and Te Aute Road; and • detailed design will be undertaken in accordance with HDC's Engineering Code of Practice, NZS 4404:2010 and other relevant engineering standards. Potential adverse effects will also be managed through the proposed management plans, detailed design requirements and consent conditions. The Project therefore adopts an effects-management approach that responds to the scale, technical requirements and operational constraints of the infrastructure proposed and is consistent with Policy 7.
Policy 8: Operation, maintenance and minor upgrade of existing infrastructure	This policy is principally concerned with enabling continued operation, maintenance and minor upgrading of existing infrastructure.



1. Decision-makers must enable the efficient operation and maintenance and minor upgrade of existing infrastructure, provided that, where practicable, adverse effects are avoided, remedied or mitigated.	The Project does not seek to constrain the operation or maintenance of existing public infrastructure. Instead, it has been designed to integrate with those networks and manage the additional demand generated by the development. Of particular relevance, HDC has confirmed that the existing rising main and downstream trunk wastewater network associated with Breadalbane WWPS have capacity for the additional flows. Residual capacity within the Breadalbane pump station itself remains to be confirmed. The Project manages this uncertainty through restricted pumping and additional storage, with technically feasible pump station upgrade options identified should they be required. Middle Road therefore supports the continued efficient operation of existing infrastructure while providing for the additional infrastructure required to service the development.
Policy 9: Managing the effects of new infrastructure and major upgrades 1. Decision-makers must enable new infrastructure or major upgrades of existing infrastructure activities in all environments. 2. Where infrastructure activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans. 3. Where (2) does not apply, the adverse effects of new infrastructure and major upgrades must be, where practicable, avoided, remedied or mitigated.	The Project involves substantial new infrastructure required to service the proposed residential development, including roads, stormwater infrastructure, wastewater reticulation and a new WWPS, water supply and utility networks. The design has sought to avoid, remedy or mitigate adverse effects associated with this new infrastructure. Stormwater infrastructure is integrated with flood management and water-quality treatment; wastewater infrastructure includes emergency storage, an engineered overflow arrangement and odour management; road and active transport infrastructure is integrated into the wider movement network; and construction effects will be managed through the proposed management plans and consent conditions. If an upgrade to the existing Breadalbane WWPS is required, the updated wastewater assessments demonstrate that technically feasible options are available. The final scope would be confirmed with HDC once residual capacity is established. Overall, the new infrastructure required by the Project can be provided while appropriately managing its environmental effects, consistent with Policy 9.
Policy 10: Planning for and managing the interface and compatibility of infrastructure with other activities 1. Decision-makers on planning instruments must manage the interface between existing and planned infrastructure and other activities to ensure: a. infrastructure and other activities are as compatible as practicable; b. the safe, efficient and effective operation, maintenance and minor upgrades, and major upgrades of existing or planned infrastructure are not compromised by the adverse effects of other activities; and	N/A – Policy 10 is directed at decision-making on planning instruments and the management of infrastructure interfaces through regional policy statements and plans. The Project is a resource consent application and does not seek to amend a planning instrument. Notwithstanding this, the Project has specifically considered compatibility between infrastructure and surrounding sensitive activities. The wastewater pump station, for example, has been designed having regard to HDC's 20 metre reverse sensitivity requirement, with affected residential lots identified for appropriate controls. Odour management, fencing and landscaping are also incorporated into the WWPS design. The wider masterplan similarly integrates infrastructure corridors, roads, stormwater reserves and residential development to manage interfaces within the future neighbourhood.



- c. infrastructure activities that are compatible with each other are co-located, while recognising that some types of infrastructure are not compatible.
- 2. Decision-makers on planning instruments must:
 - a. engage with infrastructure providers to:
 - i. understand their existing and planned infrastructure activities and medium to long-term plans;
 - ii. identify appropriate buffers and other methods to protect existing and planned infrastructure from the adverse effects of new or intensified sensitive and incompatible activities, including direct effects, reverse sensitivity effects, and risks to health and safety;
 - iii. support the strategic integration of infrastructure with land use activities;
 - b. identify:
 - i. activities that are particularly sensitive to the effects of infrastructure;
 - ii. activities that are compatible with infrastructure, or potentially compatible with appropriate buffers, design standards or mitigation measures;
 - iii. infrastructure activities that are sensitive to the effects of other infrastructure;
 - c. apply a range of methods, including, where appropriate:
 - i. the use of buffers in plans to manage sensitive activities, including new or intensified sensitive activities, and incompatible activities near infrastructure;
 - ii. design standards to manage the effects of infrastructure on other activities;
 - iii. special purpose zoning and other spatial-planning layers; and
 - d. ensure that measures to avoid, remedy or mitigate the effects of other activities on infrastructure are consistent with relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies.



Policy 11: Assessing and managing the interface between infrastructure and other activities

1. When assessing and managing the interface between existing and planned infrastructure with other activities, including new or intensified sensitive activities, through planning instruments, decision-makers must:
 - a. recognise that noise, vibration, dust and visual effects are all typical effects associated with infrastructure activities that can be managed where practicable but not completely avoided;
 - b. recognise that:
 - i. amenity values change due to a range of factors;
 - ii. changes in amenity values from infrastructure activities can be necessary to achieve well-functioning urban and rural environments; and
 - c. apply the general principle that the primary responsibility for managing adverse effects is on the new activity (including infrastructure) while allowing flexibility for site- and project-specific circumstances.

N/A – Policy 11 is primarily directed at the management of infrastructure interfaces through planning instruments rather than the determination of an individual resource consent application.

Notwithstanding this, potential effects associated with the Project's infrastructure have been considered through site-specific design measures. The wastewater pump station includes separation from residential activities, odour treatment, fencing, landscaping and operational controls. Construction noise, vibration and dust associated with infrastructure works will also be managed through the relevant construction management plans.

The Project therefore incorporates site-specific measures to manage the interface between infrastructure and sensitive residential activities.



1.6 National Policy Statement for Natural Hazards 2025

Objective / Policy	Assessment
Objectives	
Objective 1: Natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach.	The Project has been assessed for the natural hazards relevant to the Site, principally flooding, liquefaction, lateral spreading, landslip/slope stability and active fault risk. The natural hazard assessment adopts the risk-based and proportionate approach required by the NPS-NH. Flooding has informed the proposed landform, stormwater detention and attenuation, floodplain storage and finished floor levels. Geotechnical hazards have informed foundation requirements, earthworks design, streambank stabilization, and the need for further site-specific investigation and design in identified areas. The technical assessments conclude that, with the proposed engineering and design measures in place, the identified natural hazard risks can be appropriately managed and do not preclude residential development of the Site. The Project is therefore consistent with Objective 1.
Policies	
Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	Natural hazard risk has been assessed using the risk matrix in Appendix 1 of the NPS-NH. The CMW Natural Hazard Risk Assessment identifies the following relevant risk outcomes: • fault rupture is assessed as Low risk; • liquefaction is assessed as High latent risk, reducing to Low residual risk with appropriate foundation design, ground improvement or location of sensitive development; • lateral spreading is assessed as High latent risk, reducing to Low residual risk through building location, foundation design and other engineering measures; • landslip/global slope instability along the Herehere Stream boundary is assessed as Medium latent risk, reducing to Low residual risk following the proposed engineering controls; and • flooding is assessed as High latent risk, reducing to Low residual risk where buildings are raised above the relevant flood level. The proposal has therefore assessed the relevant natural hazards using the prescribed risk-based approach and is consistent with Policy 1.



Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.	Middle Road adopts mitigation measures that are proportionate to the level and nature of the natural hazard risks identified. Flood risk is managed through the proposed landform, dry basin network, retention of floodplain storage, stormwater detention and attenuation, overland flow management and minimum finished floor freeboard above the modelled 1% AEP flood level. Liquefaction and lateral spreading risks are managed through appropriate foundation design, ground improvement where required and further site-specific geotechnical investigation and design. The proposed regrading and stabilisation of the Herehere Stream bank also responds to slope stability and landslip risk. These measures reduce the identified High and Medium latent risks to Low residual risk and are proportionate to the assessed level of natural hazard risk. The development is therefore consistent with Policy 2.
Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.	No natural hazard affecting the proposed subdivision has been assessed as presenting a Very High natural hazard risk. The highest latent risks identified by the CMW assessment are High risk for liquefaction, lateral spreading and flooding. These risks reduce to Low following the proposed engineering and design measures. Accordingly, the circumstances requiring avoidance of 'Very High' natural hazard risk under Policy 3 do not arise.
Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.	The development has been designed to avoid or mitigate the creation or increase of significant natural hazard risk on surrounding land. Flood modelling has considered the effects of the proposed development on the wider catchment. The proposed stormwater system will manage Site-generated runoff and retain floodplain storage. The Planning Report records that modelling demonstrates a net improvement in flooding across much of the surrounding catchment, with only small, localised increases remaining within the existing floodplain or modelling tolerances. The geotechnical risk assessment also considers the effects of the proposed subdivision on adjacent properties. The proposed earthworks, streambank treatment and engineering controls are intended to avoid the development worsening land instability or other geotechnical hazards beyond the Site. On this basis, the Project is not expected to materially increase natural hazard risk on surrounding properties and is consistent with Policy 4.



Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.

The assessment of natural hazard risk is based on detailed, site-specific technical information prepared for the substantive application.

The Geotechnical Investigation Report (**Appendix 12**) is informed by site investigations, CPT testing, groundwater information, liquefaction analysis and slope stability analysis and includes a Natural Hazard Risk Assessment using the NPS-NH risk matrix.

Flood risk has separately been assessed through detailed stormwater and flood modelling that considers the existing floodplain, catchment behaviour, proposed landform and stormwater system.

Where further information is required, the technical reports identify additional investigation, detailed design and verification requirements, including further geotechnical assessment, detailed design of stormwater basins and preparation of Geotechnical Completion Reports.

The development therefore relies on the best available information while recognising and providing appropriate processes for remaining detailed design uncertainty, consistent with Policy 5.

Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.

The Project has expressly considered the potential effects of climate change in the assessment and design of the stormwater and flood management system.

The Stormwater Report (**Appendix 20**) records that climate change has been incorporated into the flood modelling using RCP6.0 rainfall projections to 2100. The proposed stormwater network, floodplain storage, dry basins and finished floor level requirements have been developed having regard to those future rainfall conditions.



1.7 National Policy Statement on Urban Development 2020

Objective / Policy	Assessment
Objectives	
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The proposal will contribute to a well-functioning urban environment through the delivery of 317 residential lots in a comprehensively planned extension of Havelock North. The development provides a range of lot sizes and future housing opportunities, together with an integrated street network, walking and cycling connections, three-waters infrastructure, stormwater management and open space. The Site directly adjoins the existing Havelock North urban area and is located approximately 900 metres from the town centre, providing good access to existing employment, services, community facilities and public transport. The masterplan also responds to natural hazards, freshwater, rural interfaces and cultural values through its integrated design and supporting management measures. Overall, the proposal will provide additional housing and a coordinated urban environment that enables people and communities to provide for their social, economic and cultural wellbeing, health and safety, consistent with Objective 1.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The development will provide a significant addition to housing supply within Havelock North and increase competition within the local land and housing market. The Economics Assessment (Appendix 27) identifies a long-term greenfield housing capacity shortfall of approximately 330 dwellings across the Hastings District. Middle Road will provide 317 residential lots and therefore represents a substantial and deliverable contribution toward addressing that identified shortfall. The application will also broaden housing choice. The proposed lots have an average area of approximately 500 m², compared with an average residential section size of approximately 1,450 m² across the existing Havelock North housing stock. A range of lot sizes is proposed, providing opportunities for both conventional and smaller residential typologies. Increasing deliverable supply, housing choice and land market competition supports improved housing affordability outcomes and is consistent with Objective 2.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:	Notwithstanding that Objective 3 is primarily directed at regional policy statements and district plans, the Project is consistent with the broader outcome sought.



a. the area is in or near a centre zone or other area with many employment opportunities b. the area is well-serviced by existing or planned public transport c. there is high demand for housing or for business land in the area, relative to other areas within the urban environment.	The Site is located approximately 900 metres from the Havelock North town centre and directly adjoins the existing urban area. Existing public transport operates adjacent to the Site along Upham Drive and Middle Road, and the proposed Collector Road has been designed to accommodate potential future bus services through the development. The Project also responds to identified housing demand and the long-term greenfield capacity shortfall identified in the Economics Assessment. The location and design of the Project therefore enable additional residential development in an accessible part of the Havelock North urban environment.
Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The application will result in a significant change from the existing rural and rural-residential character of the Site to an urban residential environment. This change is an inherent consequence of providing additional urban development capacity at the edge of Havelock North. The proposal manages that change through a comprehensively planned urban structure, including a range of lot sizes, larger lots toward external and rural interfaces, integrated open space and stormwater reserves, landscape treatments and a connected street and active transport network. The masterplan therefore provides for the Site to transition in a coordinated manner in response to the changing housing needs of the community, consistent with Objective 4.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Mana whenua have been engaged throughout development of the Project through Tamatea Pōkai Whenua, including engagement with representatives of Korongatā Marae and Mihiroa Marae and preparation of a Cultural Impact Assessment. Cultural values identified through that process have influenced the Project, particularly in relation to the Herehere Stream, stormwater management, freshwater health, native planting and ongoing cultural monitoring. The Applicant also proposes continued mana whenua involvement through Project delivery, including cultural monitoring, cultural induction, archaeological protocols and opportunities for cultural recognition. The Project therefore takes account of Te Tiriti principles through both the development process and the resulting design response, consistent with Objective 5.
Objective 6: Local authority decisions on urban development that affect urban environments are: a. integrated with infrastructure planning and funding decisions; and b. strategic over the medium term and long term; and	The development has been comprehensively planned alongside the transport, stormwater, wastewater, water supply and utility infrastructure required to service the proposed development. The infrastructure strategy makes use of and extends existing urban networks where practicable. The municipal water supply solution continues to be progressed with HDC, while the wastewater design provides a defined servicing pathway, including restricted discharge and storage at the



c. responsive, particularly in relation to proposals that would supply significant development capacity.	proposed Middle Road WWPS and upgrade options should additional capacity be required at Breadalbane WWPS. While the Site is not identified for urban development in the adopted FDS, the Project will provide significant additional development capacity immediately adjoining the existing Havelock North urban area. The application is supported by detailed, site-specific technical assessments and can be delivered as a coordinated extension of the existing urban environment. The relevance of the NPS-UD's responsive planning direction in the Fast-track context is also addressed in the Legal Memorandum (Appendix 1), including by reference to the approach adopted by the Expert Panel in the Arataki decision. The proposal therefore represents an integrated and responsive urban development opportunity, consistent with Objective 6.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	Notwithstanding that Objective 7 is primarily directed at local authorities, the current application provides detailed and updated site-specific information to inform the decision on the Project. The application is supported by specialist assessments addressing economics, urban design, transport, infrastructure, stormwater, natural hazards, ecology, landscape, productive land, cultural values and other relevant matters. The Site was considered through the FDS process but was ultimately not included as a future growth area. Since that process, substantially more detailed technical information has been prepared for the current application, including assessment of the Site's productive capacity, infrastructure servicing and current housing capacity. The Panel therefore has the benefit of current and detailed information when considering the suitability of the Site for urban development.
Objective 8: New Zealand's urban environments: a. support reductions in greenhouse gas emissions; and b. are resilient to the current and future effects of climate change.	The application supports a more compact and connected urban form by providing residential development immediately adjoining the existing Havelock North urban area and approximately 900 metres from the town centre. The proposed street and active transport network provides convenient walking and cycling connections within the Site and to the surrounding network. Existing public transport services operate adjacent to the Site, and the internal Collector Road has been designed to accommodate potential future public transport services. These characteristics support opportunities to reduce reliance on private vehicle travel over time. The development has also specifically responded to the current and future effects of climate change through its flood and stormwater design, including detention, attenuation, floodplain storage and appropriate finished floor levels.



Middle Road therefore supports both lower-emissions transport choices and a climate-resilient urban environment, consistent with Objective 8.	
Policies	
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: a. have or enable a variety of homes that: i. meet the needs, in terms of type, price, and location, of different households; and ii. enable Māori to express their cultural traditions and norms; and b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and e. support reductions in greenhouse gas emissions; and f. are resilient to the likely current and future effects of climate change.	The Project contributes to a well-functioning urban environment in the following ways: Housing choice: The Project will provide 317 residential lots across a range of sizes. Smaller lots are generally concentrated within the development, with larger lots toward external and rural interfaces. This provides opportunities for a broader range of dwelling types, households and price points than the existing Havelock North housing stock. Māori cultural values: Mana whenua engagement has informed the Project, particularly the approach to the Herehere Stream, stormwater management, native planting and cultural monitoring. Accessibility: The Site is approximately 900 metres from the Havelock North town centre and has access to existing schools, services, community facilities and public transport. A connected internal network of roads, footpaths, shared paths and public accessways will support movement within and beyond the development. Competitive land and development markets: The Project will add 317 deliverable residential lots to the market and provide an additional significant source of housing supply and land market competition. Greenhouse gas emissions: The contiguous location, proximity to the town centre and provision of walking, cycling and potential public transport connections provide opportunities to reduce private vehicle dependency. Climate resilience: Flooding, stormwater and geotechnical constraints have informed the landform and infrastructure design, providing for a more resilient future urban environment. Overall, the Project is consistent with the characteristics of a well-functioning urban environment identified in Policy 1.
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	Policy 2 requires tier 1, 2 and 3 local authorities to provide at least sufficient development capacity to meet expected housing and business demand over the short, medium and long term. While this obligation rests with the relevant local authorities, the Project will make a significant contribution to housing development capacity. The Economics Assessment (Appendix 27) identifies a long-term greenfield housing capacity shortfall of approximately 330 dwellings across Hastings District. The Project's 317 residential lots



	would address almost the entirety of that identified shortfall and provide deliverable additional housing capacity in Havelock North. The Project therefore supports the outcome sought by Policy 2.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: a. in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and b. in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and c. building heights of at least 6 storeys within at least a walkable catchment of the following: i. existing and planned rapid transit stops ii. the edge of city centre zones iii. the edge of metropolitan centre zones; and d. within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.	N/A – Policy 3 applies to regional policy statements and district plans within tier 1 urban environments. The Napier-Hastings urban environment is not a tier 1 urban environment.
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	N/A – Policy 4 applies to the modification of building height and density requirements under Policy 3 within tier 1 urban environments. It is not applicable to the Project.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: a. the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or b. relative demand for housing and business use in that location.	Notwithstanding that Policy 5 is primarily directed at regional policy statements and district plans applying to tier 2 and tier 3 urban environments, the Project is consistent with the broader outcome sought. The masterplan provides a density and urban form that responds to the Site's accessibility, housing demand and edge-of-urban context. A range of lot sizes is proposed, with smaller lots generally located internally and larger lots toward the rural and external interfaces.



	The resulting urban form provides greater housing choice and more efficient use of the Site than conventional large-lot development while remaining responsive to the Herehere Stream, stormwater requirements, rural interfaces and surrounding residential environment. The Project therefore supports an urban form and density that is appropriate to its location, insofar as Policy 5 is relevant to this application.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: a. the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement b. that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect c. the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) d. any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity e. the likely current and future effects of climate change.	The Project has been assessed having particular regard to the matters identified in Policy 6. The Site is currently zoned Plains Production and is not identified for urban development in the adopted FDS. The proposal will therefore result in a significant change to the existing character and anticipated land use of the Site. However, the Project will provide substantial housing and development capacity through a comprehensively planned extension of the existing Havelock North urban area. The benefits include increased housing supply and choice, improved land market competition, coordinated infrastructure delivery, active transport connections and a connected open space network. The proposal also recognises that the change from rural to urban character may affect amenity values experienced by some people. Those effects have been specifically considered through the urban design, landscape and rural interface assessments, and are managed through the proposed layout, setbacks, open space, fencing and landscape treatments. Climate change and natural hazard effects have also informed the proposed stormwater, landform and infrastructure design. Overall, the proposal responds to the matters identified in Policy 6.
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	N/A – Policy 7 requires tier 1 and tier 2 local authorities to set housing bottom lines in their regional policy statements and district plans. This is a local authority plan-making requirement rather than a matter to be implemented by the Project. Notwithstanding this, the Project will provide 317 additional residential lots and therefore contribute materially to housing capacity within the Napier-Hastings urban environment.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: a. unanticipated by RMA planning documents; or b. out-of-sequence with planned land release.	Policy 8 is specifically directed at local authority decisions on plan changes that would add significantly to development capacity, including where that capacity is unanticipated by RMA planning documents or out of sequence with planned land release.

	The Project is not a plan change and instead seeks resource consent approval under the Fast-track Approvals Act. Accordingly, Policy 8 is not directly engaged in the same manner as it would be for a rezoning proposal. Notwithstanding this, the Project is strongly aligned with the responsive planning direction expressed by Policy 8. The Site is not identified for urban development within the adopted FDS and remains zoned Plains Production. However, it will provide 317 additional residential lots immediately adjoining the existing Havelock North urban area and represents a significant addition to development capacity. The current application is supported by detailed site-specific assessments demonstrating that the Site can be appropriately serviced, integrated with the surrounding transport network, developed in a manner that manages natural hazards and environmental effects, and delivered as a comprehensively planned neighbourhood. The Planning Report therefore considers the Project to represent the type of significant, well-located and responsive development opportunity contemplated by the broader direction of the NPS-UD.
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: - involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and - when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and - provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and - operate in a way that is consistent with iwi participation legislation.	N/A – Policy 9 is primarily directed at local authority processes for preparing planning documents and FDSs, providing for Māori involvement in RMA decision-making and operating consistently with iwi participation legislation. While those obligations sit with the relevant local authorities, mana whenua engagement has formed an important part of the development of the proposal. Engagement has been undertaken through Tamatea Pōkai Whenua, and a Cultural Impact Assessment (Appendix 21) has informed the application. That engagement has influenced the design response, particularly in relation to freshwater, the Herehere Stream, indigenous planting, stormwater management and ongoing cultural monitoring.
Policy 10: Tier 1, 2, and 3 local authorities: - that share jurisdiction over urban environments work together when implementing this National Policy Statement; and - engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and	N/A – Policy 10 principally establishes requirements for tier 1, 2 and 3 local authorities to work together and engage with infrastructure providers and the development sector when implementing the NPS-UD. Notwithstanding this, the Project has involved extensive engagement with HDC and HBRC and has been developed alongside the infrastructure providers and technical specialists responsible for transport, water supply, wastewater, stormwater and utility servicing.



c. engage with the development sector to identify significant opportunities for urban development.	The proposal therefore reflects a coordinated approach to land use and infrastructure planning.
Policy 11: In relation to car parking: a. the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and b. tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.	N/A – Policy 11 is primarily directed at district plan provisions relating to minimum car parking requirements and local authority parking management. The Project does not rely on minimum car parking requirements. Kerbside parking is incorporated into the street design, while individual residential lots are of sufficient size to accommodate off-street parking where desired. The Project also provides walking and cycling infrastructure and allows for future public transport through the development, thereby supporting a broader range of transport choices.



2.0 Hawkes Bay Regional Resource Management Plan

2.1 Regional Policy Statement

Objectives / Policies	Assessment
2.3 Plan Objectives	
OBJ 1: To achieve the integrated sustainable management of the natural and physical resources of the Hawke's Bay region, while recognising the importance of resource use activity in Hawke's Bay, and its contribution to the development and prosperity of the region.	N/A – These objectives relate to the preparation of the RRMP.
OBJ 2: To maximise certainty by providing clear environmental direction.	
OBJ 3: To avoid the imposition of unnecessary costs of regulation on resource users and other people.	
3.1AA Consolidated Regional Policy Statement Provisions	
OBJ 3.1AA.1: Housing bottom lines for Napier-Hastings Urban Environment	The development is consistent with Objective 3.1AA.1 and will make a material contribution toward the housing capacity sought for the Napier-Hastings urban environment. The RRMP identifies housing bottom lines for the Hastings urban environment of 5,190 dwellings over the short to medium term and 7,640 dwellings over the long term. The application will provide 317 additional residential lots within Havelock North. The current Economics Assessment (Appendix 27) also identifies an ongoing long-term greenfield housing capacity shortfall within Hastings District, confirming that additional residential capacity remains required beyond that anticipated when the housing bottom lines were originally established. The proposal will therefore contribute additional, deliverable housing capacity toward the outcomes sought by Objective 3.1AA.1.
3.1A Integrated Land Use and Freshwater Management	
Objectives	



OBJ LW1: Integrated management of fresh water and land use and development	The proposal adopts an integrated approach to land use and freshwater management, recognising the relationship between development of the Site, the Herehere Stream, the wider Karamū catchment and the underlying groundwater system.
OBJ LW2: Integrated management of freshwater and land use development	Stormwater from the development will be treated and attenuated prior to discharge, with post-development peak flows managed to pre-development rates. The Herehere Stream will remain in its existing alignment and will be enhanced through streambank stabilisation and approximately 2,950 m² of riparian planting. The development does not result in the loss of natural wetlands or river extent. Middle Road also recognises the importance of groundwater resources. No new consumptive groundwater allocation is sought, and temporary dewatering and the permanent diversion of shallow groundwater have been assessed as having less than minor effects on groundwater levels, resources and surrounding land. Overall, the proposal provides for residential development while maintaining and, in the case of the Herehere Stream corridor, enhancing relevant freshwater values. It is therefore consistent with the integrated management outcomes sought by OBJ LW1 and OBJ LW2.
OBJ LW3: Tāngata whenua values in management of land use and development and freshwater	Mana whenua values have been integrated into the Project through engagement with Tamatea Pōkai Whenua and preparation of a Cultural Impact Assessment (Appendix 21). The health and mauri of the Herehere Stream and wider Karamū catchment, including water quality, mahinga kai and freshwater ecosystem health, have been key matters identified through that engagement. These values have informed the stormwater treatment and attenuation approach, streambank stabilisation, native riparian planting and proposed cultural monitoring. The proposal therefore recognises and provides for tangata whenua values in the management of land use and freshwater, consistent with OBJ LW3.
Policies	
POL LW1A: Problem solving approach – Wetlands and outstanding freshwater bodies	N/A – This policy relates to HBRC’s identification of outstanding freshwater bodies and wetlands.
POL LW1: Problem solving approach – Catchment-based integrated management	The Project adopts an integrated catchment-based approach to land use and freshwater management. The design recognises the relationship between the Site, the Herehere Stream, the wider Karamū catchment and the underlying groundwater system. Stormwater will be treated and attenuated prior to discharge, the Herehere Stream will be retained and enhanced through



	streambank stabilisation and riparian planting, and groundwater effects have been specifically assessed and will be monitored. The Project has also been developed through engagement with mana whenua, with cultural values associated with freshwater informing the stormwater, stream enhancement and monitoring response. Overall, the Project is consistent with the integrated catchment-management approach sought by POL LW1.
POL LW2: Problem solving approach - Prioritising values	The Site is within the Greater Heretaunga / Ahuriri Catchment Area, which includes the Karamū Stream and its tributaries. POL LW2 therefore applies to the consideration of the Project. Relevant primary and secondary freshwater values identified in Table 2B include cultural values and mahinga kai, fish passage, urban water supply and native fish habitat. The Project responds to these values through: • retention and enhancement of the Herehere Stream; • maintenance of fish passage and fish relocation where affected artificial drains are modified; • stormwater treatment and attenuation prior to discharge; • native riparian planting and streambank stabilisation; • mana whenua involvement in the freshwater response and proposed cultural monitoring; and • provision for an acceptable potable water supply solution. The Project therefore recognises and provides for the relevant freshwater values identified for the Greater Heretaunga / Ahuriri Catchment and is consistent with POL LW2.
POL LW3: Problem solving approach – Managing the effects of land use	N/A – This policy relates to contaminant losses from production land.
POL LW3A: Resource consent decision-making criteria – Outstanding water bodies identified in Schedule 25 (new activities)	The Site overlies the Heretaunga-Ruataniwha Aquifer System, which is identified in Schedule 25 as an outstanding water body. The development does not seek a new consumptive groundwater allocation. Temporary groundwater take and dewatering will occur during construction, while shallow groundwater intercepted by parts of the stormwater system will be managed through the proposed drainage network.



	The groundwater assessment concludes that effects on groundwater levels, groundwater resources and surrounding land can be appropriately managed, with ongoing monitoring proposed to verify the assessed effects. On this basis, the Project is not expected to adversely affect the relevant outstanding values of the Heretaunga-Ruataniwha Aquifer System and is consistent with POL LW3A.
POL LW3B: Resource consent decision-making criteria – Outstanding water bodies identified in Schedule 25 (existing activities)	N/A – This policy applies to existing activities, not the proposed new activities.
POL LW4: Role of non-regulatory methods	N/A – This policy relates to HBRC's non-regulatory implementation methods.
3.1B Managing the Built Environment	
Objectives	
OBJ UD1: Urban form (Region)	The development provides for a compact and connected extension of the existing Havelock North urban area. The 317-lot development directly adjoins established and developing residential areas and provides an integrated network of streets, pedestrian and cycle connections, stormwater reserves and open space. A range of lot sizes is proposed to provide housing choice, with larger lots generally located at external interfaces and smaller lots positioned internally. The masterplan also responds to reverse sensitivity, productive land, natural hazards, cultural values and the Herehere Stream. Overall, the proposal is consistent with the compact, connected and well-designed urban form sought by OBJ UD1.
OBJ UD2: Intensification of residential areas (Heretaunga Plains Sub-Region)	Middle Road provides additional residential growth at a density greater than some of the older residential areas of Havelock North and more comparable with the developing Iona area. The proposed mix of lot sizes, including smaller lots located internally within the development, provides greater housing choice and supports a more compact urban form while responding to the Site's urban-edge context. The proposal therefore supports the residential growth outcome sought by OBJ UD2.
OBJ UD3: Provision for business land (Heretaunga Plains Sub-Region)	N/A – The Project does not provide business land.



OBJ UD4: Planned provision for urban development (Heretaunga Plains Sub-Region)	The proposal provides for urban development in a comprehensively planned and integrated manner. The Site directly adjoins Havelock North and the development combines 317 residential lots with coordinated transport, three-waters infrastructure, open space and environmental enhancement. Although the Site is not identified in the adopted FDS, the RPS itself identifies Middle Road / Iona / Hills as an appropriate residential greenfield growth area under POL UD4.3. The current application is also supported by a substantially more detailed suite of site-specific technical assessments than was available through earlier strategic planning processes.
OBJ UD5: Integration of land use with significant infrastructure (Region)	The development integrates land use with the infrastructure required to service the proposed development. Stormwater, wastewater, water supply, transport and utility infrastructure have been planned as part of the overall masterplan. Existing urban networks will be utilised and extended where practicable, with additional infrastructure and upgrades provided where required. The application is therefore consistent with OBJ UD5.
OBJ UD6: Integration of transport infrastructure with development (Region)	The proposed transport network has been developed as an integrated part of the subdivision layout. The application provides a connected internal road network between Middle Road and Te Aute Road, together with footpaths, shared paths and pedestrian connections to the surrounding network. The Collector Road has also been designed to accommodate potential future public transport services. The Transport Assessment (Appendix 18) concludes that the surrounding road network can accommodate the expected traffic effects with the proposed design measures. The development is therefore consistent with OBJ UD6.
Policies	
POL UD1: Provision For Urban Activities	The proposal has considered both the productive value of the Heretaunga Plains and the efficient use of infrastructure. While the Project will result in the urbanisation of land treated as highly productive land, the Productive Capability Assessment identifies significant constraints to economically viable primary production, including drainage, shallow groundwater, waterlogging, lack of irrigation and fragmentation.



	The Site also immediately adjoins the existing Havelock North urban area and the Project will utilise and extend existing urban infrastructure. The application therefore addresses the relevant considerations in POL UD1.
POL UD2: Provision For Business Activities	N/A – The Project does not provide business land.
POL UD3: Rural Residential and Lifestyle Development	N/A – The Project is urban residential development, not rural residential or lifestyle development.
POL UD4.1: Establishing Urban Limits	The Site remains outside the existing urban limits, so the proposal does not fully align with the containment direction of POL UD4.1. It does, however, adjoin the established Havelock North urban area and would form a contiguous, comprehensively planned extension rather than an isolated pocket of urban development. The separate identification of Middle Road / Iona / Hills under POL UD4.3 is also relevant to the weight of this tension.
POL UD4.2: New Residential Greenfield Growth Area Criteria	Both these policies address the suitability and identification of land for residential greenfield growth.
POL UD4.3: Appropriate Residential Greenfield Growth Areas	The Site is not identified as a future residential growth area in the adopted FDS. This is an important consideration, particularly as the FDS represents the more recent strategic planning framework for accommodating urban growth across the Napier-Hastings urban environment. However, the current application provides a more detailed assessment of the Site and the effects of its development than was undertaken through the strategic FDS process. The Project has been assessed against matters including infrastructure servicing, transport connectivity, stormwater and flooding, natural hazards, productive land, urban design, landscape, ecology and cultural values. The Site directly adjoins the existing Havelock North urban area and the proposed development has been designed as a coordinated extension of the urban form rather than an isolated development. The Project will provide 317 residential lots together with transport and three-waters infrastructure, open space and other services required to support the development. The Productive Capacity Assessment (Appendix 14) also provides a detailed assessment of the constraints affecting the long-term productive use of the Site, while the Economics Assessment identifies a long-term greenfield housing capacity shortfall within Hastings District. While the Site's exclusion from the adopted FDS is acknowledged, the detailed assessments prepared for the Project demonstrate that the Site can be developed for residential purposes



	in a manner that appropriately responds to the relevant environmental, infrastructure and urban form considerations addressed by POL UD4.2 and POL UD4.3.
POL UD4.4: Inappropriate Residential Greenfield Growth Areas	N/A – The Site is not identified as an inappropriate residential greenfield growth area.
POL UD4.5: Appropriate Industrial Greenfield Growth Areas	N/A – The Project is not industrial development.
POL UD5: Containing Urban Activities Within Urban Limits	The Site is outside the existing urban limits, so the proposal departs from the strict containment direction of POL UD5. The development is nevertheless immediately contiguous with Havelock North and would establish a coherent urban edge through the masterplan, open-space network, stormwater reserves and rural-interface treatments rather than introducing sporadic urban activity into the wider Plains.
POL UD6.1: Provision For Papakainga And Marae-Based Development	N/A – The Project is not papakāinga or marae-based development.
POL UD6.2: Papakainga And Marae-Based Development	
POL UD7: Intensification In Existing Residential Areas	N/A – The Project is greenfield development rather than residential intensification within existing residential areas.
POL UD8: Density Of Residential Development Areas	POL UD8 seeks an average net density of 15 lots or dwellings per hectare within greenfield growth areas, where appropriate. The development provides 317 residential lots across a range of lot sizes, including both conventional and smaller residential lots. The proposed density is higher than some older Havelock North residential areas and more comparable with newer residential development. The density and lot distribution have also been influenced by the land required for stormwater management, natural hazard response, the Herehere Stream corridor and rural interface treatments.
POL UD9.1: Sequencing	The Site is not identified or sequenced for development in the adopted FDS and therefore departs from the currently planned sequencing of greenfield growth.
POL UD9.2: Sequencing Decision-Making Criteria	However, the Project responds positively to the substantive sequencing considerations in POL UD9.2. It directly adjoins the Havelock North urban area, is supported by an integrated infrastructure strategy, has good access to existing services and community facilities, and can be delivered by an experienced and willing developer.



	The Economics Assessment (Appendix 27) also identifies a long-term greenfield housing capacity shortfall of approximately 330 dwellings within Hastings District, against which the Project will provide 317 additional lots.
POL UD10.1: Structure Plans POL UD10.3: Structure Plans POL UD10.4: Structure Plans	The Project is not being progressed through a district plan change and therefore does not include a statutory structure plan in the District Plan. However, a comprehensive masterplan has been prepared that performs the substantive function anticipated by these policies. It identifies the residential layout, principal roads and connections, pedestrian and cycle networks, stormwater areas, open space, infrastructure requirements and key natural and environmental features. The supporting technical assessments also address infrastructure delivery, transport integration, stormwater and wastewater management, natural hazards, landscape, ecology, cultural values and other Site constraints. The proposal therefore substantially addresses the matters contemplated by the RPS structure planning provisions.
POL UD10.2: Ad Hoc Urban Development	The proposal does not represent ad hoc urban development. It is a comprehensively planned 317-lot residential development directly adjoining the existing Havelock North urban area and supported by coordinated infrastructure, transport, stormwater, landscape and open space networks. Middle Road is therefore consistent with the intent of POL UD10.2.
POL UD11: Rezoning For Urban Development	N/A – The Project does not seek rezoning of the Site.
POL UD12: Matters For Decision-Making	The Project addresses the relevant urban development matters identified in POL UD12 through the masterplan and supporting technical assessments. In particular, the development provides: • a connected road, walking and cycling network; • a range of residential lot sizes; • proximity and connections to existing community facilities and the Havelock North town centre; • integrated stormwater treatment and flood management; • open space and landscape networks; • enhancement of the Herehere Stream corridor; • measures to manage reverse sensitivity and rural interfaces; and • coordinated infrastructure servicing.



	Middle Road therefore responds positively to the relevant matters in POL UD12.
POL UD13: Servicing Of Developments	The application provides an integrated three-waters servicing strategy. Wastewater will be reticulated through a new on-site network and wastewater pump station, with storage and downstream upgrade pathways identified should additional capacity be required. Stormwater will be treated, detained and attenuated through the proposed stormwater system before discharge to the receiving environment. The potable water supply solution continues to be progressed with HDC. Residential connections will not occur until an acceptable potable water supply solution has been secured. Middle Road therefore provides a clear pathway for appropriate servicing consistent with POL UD13.
POL UD14.1: Monitoring	N/A – These policies relate to local authority monitoring and review.
POL UD14.2: Reviews	
3.3 Loss and Degradation of Soil	
Objectives	
OBJ 11: An ongoing reduction in the extent and severity of hill country erosion	N/A – The Site is flat lowland and is not subject to the hill-country erosion addressed by this objective.
OBJ 12: The avoidance of loss in the productive capability of land, as a result of inappropriate land use practices hastening wind erosion.	N/A. The proposal is not for rural use.
OBJ 13: The avoidance of nuisance effects or economic losses on adjoining properties as a result of wind erosion.	N/A – This objective relates to off-site effects from wind erosion associated with cultivation and similar land-use practices.
OBJ 14: The avoidance of loss in the productive capability of land, as a result of reduced soil health.	N/A – The Project does not involve ongoing land-management practices that would reduce soil health and productive capability.
Policies	
POL 1: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory soil-management methods.



POL 2: Problem Solving Approach - Wind Erosion	N/A – This policy relates specifically to wind erosion from cropping activities.
POL 3: Problem Solving Approach – Vegetation Removal	N/A – The Site is not highly erodible land of the type addressed by this policy.
3.4 Scarcity of Indigenous Vegetation and Wetlands	
Objectives	
OBJ 15: The preservation and enhancement of remaining areas of significant indigenous vegetation, significant habitats of indigenous fauna and ecologically significant wetlands.	N/A – The Site does not contain significant indigenous vegetation, significant habitat of indigenous fauna, or ecologically significant wetlands.
Policies	
POL 4A: Role Of Non-Regulatory Methods To use both non-regulatory and regulatory methods for protecting significant values of wetlands	N/A – This policy relates to HBRC's methods for protecting significant wetland values.
POL 4: Role Of Non-Regulatory Methods To use non-regulatory methods, as set out in Chapter 4, as the primary means for achieving the preservation and enhancement of remaining areas of significant indigenous vegetation and ecologically significant wetlands [...]	N/A – This policy relates to HBRC's non-regulatory methods for protecting significant indigenous vegetation and wetlands.
3.5 Effects of Conflicting Land Use Activities	
Objectives	
OBJ 16: For future activities, the avoidance or mitigation of off-site impacts or nuisance effects arising from the location of conflicting land use activities	The proposal introduces new residential activities adjacent to rural-zoned land and has therefore specifically considered the potential for reverse sensitivity effects associated with normal rural activities, including machinery, vehicle movements, noise, dust, odour and agrichemical application. The surrounding rural-zoned properties are predominantly used for rural-residential or lifestyle purposes rather than productive rural activities. The development has nevertheless been designed to recognise the potential for rural activities to occur in the future. Along the interface with 150 Middle Road, larger and deeper residential lots, a 5 m earth batter and fencing provide separation from the adjoining land. At 167 and 169 Te Aute Road, proposed stormwater reserve areas substantially separate future residential lots from the



	adjoining properties. No-complaints consent notices are also proposed for relevant interface lots, requiring future residents to acknowledge and accept the effects of lawfully established activities within the adjoining Plains Production Zone. These measures collectively reduce the potential for the new residential activities to constrain the continued or future reasonable use of adjoining rural land and are consistent with OBJ 16.
OBJ 17: For existing activities (including their expansion), the remedy or mitigation of the extent of off-site impacts or nuisance effects arising from the present location of conflicting land use activities	N/A – This objective relates to conflicts arising between existing activities.
OBJ 18: For the expansion of existing activities which are tied operationally to a specific location, the mitigation of off-site impacts or nuisance effects arising from the location of conflicting land activities adjacent to, or in the vicinity of, areas required for current or future operational needs.	N/A – This objective relates to the expansion of existing activities that are operationally tied to a particular location.
Policies	
POL 5: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory methods for resolving land-use conflicts.
POL 6: Problem-Solving Approach – Future Land Use Conflicts	POL 6 is directly relevant to the introduction of residential activities adjacent to existing rural-zoned land and seeks to ensure that existing lawfully established activities are not restricted or compromised by new potentially conflicting activities. Potential reverse sensitivity effects have been considered as part of the subdivision design. While the adjoining rural-zoned properties are presently characterised largely by rural-residential or lifestyle use, the Project has not relied solely on their current use, and has also considered the potential for reasonable rural activities to occur in the future. The primary direct rural interface is with 150 Middle Road. Larger and deeper residential lots are proposed along this boundary, together with an approximately 5 m earth batter and fencing treatment, providing physical separation between future residential development and the adjoining property. At 167 and 169 Te Aute Road, the proposed stormwater reserve provides substantial separation between residential development and the adjoining rural-zoned properties. Having regard to the existing land uses, limited extent of direct rural interface and the separation and interface measures incorporated into the subdivision, the Project is not expected to materially constrain existing or future reasonable rural activities on adjoining land. The development is therefore consistent with POL 6.



POL 7: Problem-Solving Approach – Existing Land Use Conflicts	N/A – This policy relates to resolving existing land-use conflicts.
POL 8: Decision-Making Criteria – Odour Effects	N/A – The Project does not seek consent for a discharge of odour to air.
3.8 Groundwater Quality	
Objectives	
OBJ 21: No degradation of existing groundwater quality in the Heretaunga Plains and Ruataniwha Plains aquifer systems.	The Site overlies the Heretaunga Plains aquifer system and the Project has been designed to avoid degradation of groundwater quality.
OBJ 22: The maintenance or enhancement of groundwater quality in aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality.	The development will be fully reticulated for wastewater and stormwater, rather than relying upon on-site wastewater disposal. Existing bores encountered during the works will be appropriately decommissioned and sealed to prevent the creation of contamination pathways or vertical movement of groundwater as per the proposed condition addressing this matter. Localised contaminated soils have also been identified and will be remediated in accordance with the Remediation Action Plan (Appendix 16), with controls on soil disturbance, erosion and sediment, stormwater and unexpected contamination. Overall, the proposal incorporates appropriate measures to protect groundwater quality and is consistent with OBJ 21 and OBJ 22.
Policies	
POL 15: Role of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory groundwater management methods.
POL 16: Regulation – Discharges Over Heretaunga Plains and Ruataniwha Plains Aquifer Systems	Parts of the Site overlie the unconfined Heretaunga Plains aquifer and the Project includes activities that have the potential to affect groundwater quality, including earthworks, stormwater management, temporary dewatering and contaminated soil remediation.
POL 17: Decision-Making Criteria – Activities Affecting Groundwater Quality	These activities will be managed through erosion and sediment controls, stormwater treatment, spill and construction management measures, and the requirements of the Remediation Action Plan. Existing bores will also be appropriately decommissioned and sealed. The Project therefore incorporates measures to avoid or minimise the potential for contaminants to enter groundwater and is consistent with POL 16 and POL 17.



POL 18: Decision-Making Criteria – On-Site Sewage Discharges	N/A – The Project will be serviced by a reticulated wastewater system and does not propose on-site sewage disposal.
POL 19: Decision-Making Criteria – Effects of Freshwater Pasture Irrigation on Agricultural Effluent Disposal Areas	N/A – The Project does not involve agricultural effluent disposal or pasture irrigation.
POL 20: Decision-Making Criteria – Agricultural Effluent Discharges in Sensitive Catchments	N/A – The Project does not involve agricultural effluent discharges.
POL 21: Decision-Making Criteria – Bore Construction	N/A – No new groundwater bores are proposed.
POL 22: Decision-Making Criteria – Risk Assessment of Contaminated Sites	Contaminated land risks have been investigated across the Site and discrete areas requiring remediation have been identified. The contamination investigations identify approximately 3.7% of the development area as requiring remediation, principally in relation to arsenic and lead associated with historic rural and horticultural activities. A Remediation Action Plan (Appendix 16) has been prepared setting out the remediation, management and validation requirements, including controls for soil handling, stormwater and sediment, off-site disposal, unexpected discoveries and post-remediation validation. Following remediation and validation, the land is expected to be suitable for the proposed residential use without presenting an unacceptable risk to human health or the environment. The application is therefore consistent with POL 22.
3.9 Groundwater Quantity	
Objectives	
OBJ 23: The avoidance of any significant adverse effects of water takes on the long-term quantity of groundwater in aquifers and on surface water resources.	The application requires temporary groundwater take and dewatering during construction where excavations extend below the groundwater table. Dewatering will be temporary and undertaken at controlled rates, with abstracted water managed through the construction stormwater system before discharge or reuse. Following development, portions of the dry basins will intercept shallow groundwater. This groundwater will be conveyed through the low-flow drainage system to the Herehere Stream and Gilpin Drain rather than being taken for consumptive use. Groundwater modelling indicates that adverse effects on groundwater levels and the groundwater resource will be less than minor. Ongoing monitoring is proposed to verify the modelled response.



	Middle Road is therefore consistent with OBJ 23.
OBJ 24: The avoidance or remedy of any significant adverse effects of water takes on the operation of existing lawful efficient groundwater takes.	The Groundwater Assessment (Appendix 13) has considered the potential effects of the Project on surrounding groundwater conditions and existing groundwater users. The temporary dewatering activities will be limited to the construction period and undertaken at controlled rates. The permanent interception of shallow groundwater by the dry basins is also predicted to have less than minor effects on groundwater levels and surrounding land. On this basis, the Project is not expected to result in significant adverse effects on existing lawful efficient groundwater takes and is consistent with OBJ 24.
Policies	
POL 23: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory groundwater management methods.
POL 24: Regulation – Water Allocation	The application requires temporary groundwater take and dewatering during construction. This will occur at controlled rates and will be limited to excavations extending below the groundwater table. The Groundwater Assessment (Appendix 13) concludes that the proposed activities will have less than minor effects on groundwater levels and resources. Groundwater monitoring will be undertaken to verify the assessed effects and inform the detailed design where required. The development therefore appropriately manages the effects of the proposed groundwater take consistent with POL 24.
POL 25: Regulation - Transfer of Water Permits	N/A – The Project does not seek the transfer of a water permit as part of this application.
POL 26: Decision-Making Criteria – Location of New Bore	N/A – No new groundwater bores are proposed.
POL 27: Decision-Making Criteria – Well and Bore Construction	N/A – No new groundwater supply wells or bores are proposed.
POL 28: Decision-Making Criteria – Effects on Existing Users	The temporary groundwater take has been assessed for its potential effects on surrounding groundwater levels and existing users. The dewatering will be temporary and controlled, and groundwater modelling indicates that adverse effects on groundwater levels and surrounding land will be less than minor. Monitoring is proposed to verify the predicted response during construction.



	The development is therefore not expected to significantly interfere with existing lawful groundwater takes and is consistent with POL 28.
POL 29: Decision-Making Criteria – Aquifer Dewatering & Saltwater Intrusion	The temporary dewatering and permanent interception of shallow groundwater have been specifically assessed to determine their effects on groundwater levels. The modelling indicates that the Project will not result in a significant long-term reduction in groundwater levels or groundwater resource availability. The permanent groundwater intercepted by the dry basins will remain within the hydrological system and be conveyed to the Herehere Stream and Gilpin Drain. Ongoing groundwater monitoring will also enable any unexpected changes in groundwater conditions to be identified and responded to. The application is therefore consistent with POL 29.
POL 30: Decision-Making Criteria – Measurement of Groundwater Abstraction	The development includes ongoing groundwater-level monitoring to verify the groundwater modelling and the effects of the proposed development. Any specific requirements for measuring temporary groundwater abstraction will be addressed through the conditions applying to the groundwater take, where required by POL 30.
POL 31: Decision-Making Criteria - Well Head Construction	N/A – No new groundwater bores requiring well-head construction are proposed.
POL 32: Technical Procedure - Irrigation Takes	N/A – The Project does not seek groundwater for irrigation.
POL 33: Technical Procedures - Groundwater Takes Within the Vicinity of Surface Water Bodies	The proposal involves temporary shallow groundwater take and dewatering in an area where groundwater is connected with nearby surface water bodies. The Groundwater Assessment (Appendix 13) has considered the relationship between groundwater and the receiving environment. Groundwater beneath the Site generally flows toward the Karamū Stream, with localised interaction with the Herehere Stream and existing drainage network. Following development, shallow groundwater intercepted by the dry basins will be conveyed to the Herehere Stream and Gilpin Drain rather than removed from the catchment for consumptive use. The application has therefore considered the interaction between shallow groundwater and surface water and is consistent with POL 33.



3.10 Surface Water Resources	
Objectives	
OBJ 25: The quantity of water in wetlands, rivers and lakes is suitable for sustaining aquatic ecosystems, for achieving other freshwater objectives, and ensuring resource availability for a variety of purposes across the region, while recognising the impact caused by climatic fluctuations in Hawke's Bay	The application has been designed to maintain the existing hydrological function of the receiving environment. Stormwater will be detained and attenuated so that post-development peak flows are managed to pre-development rates, with discharges continuing to the Herehere Stream and Karamū Stream via the existing catchments. Shallow groundwater intercepted by the stormwater basins will also remain within the catchment and be conveyed to the receiving waterways rather than abstracted for consumptive use. The development is therefore not expected to adversely affect the quantity of water available to sustain aquatic ecosystems and is consistent with OBJ 25.
OBJ 26: The avoidance of any significant adverse effects of water takes, uses, damming or diversion on lawfully established activities in surface water bodies.	The Project will modify and divert a number of existing artificial drains within the Site. These drains presently convey flows from both the Site and upstream or adjoining properties. The proposed stormwater system has been designed to retain these existing drainage functions and maintain the continued conveyance of upstream and external flows through the Site. Existing flows associated with the Iona stormwater basin and adjoining properties will similarly continue to be accommodated. The Project is therefore not expected to significantly affect lawfully established activities dependent on the existing drainage network and is consistent with OBJ 26.
OBJ 27: The water quality in rivers, lakes and wetlands is suitable for sustaining or improving aquatic ecosystems, and for other freshwater objectives identified in accordance with a catchment-based process set out in Policy LW1 and Policy LW2, including contact recreation purposes where appropriate	The proposal will modify and divert a number of existing artificial drains within the Site. These drains presently convey flows from both the Site and upstream or adjoining properties. The proposed stormwater system has been designed to retain these existing drainage functions and maintain the continued conveyance of upstream and external flows through the Site. Existing flows associated with the Iona stormwater basin and adjoining properties will similarly continue to be accommodated. Middle Road is therefore not expected to significantly affect lawfully established activities dependent on the existing drainage network and is consistent with OBJ 26.
OBJ 27A: Riparian vegetation on the margins of rivers, lakes and wetlands is maintained or enhanced in order to: a) maintain biological diversity;	Middle Road will significantly enhance the riparian margin of the Herehere Stream. Approximately 275 m of the Site-side stream margin will be planted, comprising approximately 2,950 m² of riparian vegetation. This planting will increase shading, reduce



b) maintain and enhance water quality and aquatic ecosystems; and c) support the use of surface water resources in accordance with tikanga Māori.	erosion, assist in moderating stream temperature and aquatic plant growth, and improve habitat and ecological function. The stream enhancement response has also been informed through engagement with Tamatea Pōkai Whenua. The development is therefore consistent with OBJ 27A.
Policies	
POL 34: Role of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory surface water management methods.
POL 35: Regulation - Water Allocation	N/A – The Project does not seek a surface water take.
POL 36: Regulation - Transfer of Water Permits for Rivers and Lakes	N/A – The Project does not involve the transfer of a surface water permit.
POL 37: Resource Allocation - Minimum Flows & Allocatable Volumes	N/A – The Project does not seek surface water allocation.
POL 38: Decision-Making Criteria – Effects of New Takes	The Project involves the diversion and rationalisation of existing artificial drains within the Site. The stormwater design maintains the drainage functions currently provided by those drains, including conveyance of flows originating from upstream and adjoining properties. The proposed system will also continue to accommodate flows from the existing Iona stormwater basin. Accordingly, the proposed diversions are not expected to result in significant adverse effects on lawfully established activities and are consistent with POL 38.
POL 39: Decision-Making Criteria – Water Allocation	N/A – The Project does not seek surface water allocation.
POL 40: Technical Procedure - Minimum Flows	N/A – The Project does not involve the management or setting of minimum river flows.
POL 41: Decision-Making Criteria – Measurement of Surface Water Abstraction	N/A – The Project does not involve surface water abstraction.
POL 42: Technical Procedure - Irrigation Takes	N/A – The Project does not seek a surface water take for irrigation.
POL 43: Technical Procedures - Groundwater Takes Within the Vicinity of Surface Water Bodies	Temporary groundwater take and dewatering will occur during construction where excavations extend below the shallow groundwater table, including works associated with the stormwater basins and deeper infrastructure.



	The relationship between groundwater and nearby surface water bodies has been specifically assessed. Groundwater beneath the Site generally flows toward the Karamū Stream, with localised interaction with the Herehere Stream and existing drainage network. Following development, shallow groundwater intercepted by the dry basins will be conveyed to the Herehere Stream and Gilpin Drain rather than removed from the catchment for consumptive use. The effects on groundwater levels and the receiving environment are assessed as less than minor. The proposal therefore appropriately addresses the interaction between groundwater abstraction and surface water consistent with POL 43.
POL 44: Decision-Making Criteria – Aquifer Recharge	N/A – The Project does not involve a surface water take that would affect aquifer recharge.
POL 45: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory management of diffuse discharges and riparian margins.
POL 46: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory management of point-source discharges.
POL 47: Decision-Making Criteria - Discharges	The Project will result in stormwater discharges to the Herehere Stream and, via the Gilpin Drain, the Karamū Stream.
POL 49: Diversion And Discharge of Stormwater	The proposed stormwater system has been designed to manage both water quality and quantity effects associated with urbanisation. Stormwater will pass through an integrated treatment train prior to discharge, with approximately 84% total suspended solids removal expected. Detention and attenuation will manage peak flows, while the dry basin network will retain floodplain storage and maintain the existing broad catchment discharge pattern. The stormwater response also includes stabilisation and enhancement of the Herehere Stream margin, together with approximately 2,950 m² of riparian planting. The Ecological Assessment concludes that, following treatment, contaminant effects on aquatic communities will be low and any localised effects are not expected to extend into the Karamū Stream. Overall, the proposed discharges are considered to appropriately manage potential effects on surface water quality and the cumulative effects associated with urban stormwater and are consistent with POL 47 and POL 49.
POL 47A: Decision-making criteria - Land-based disposal of contaminants	N/A – The Project does not involve land-based disposal of wastewater or other waste products.



POL 48: Decision-Making Criteria – Buffer Zones: Animal Effluent Disposal		N/A – The Project does not involve animal effluent disposal.
3.12 Natural Hazards		
Objectives		
OBJ 31: The avoidance or mitigation of the adverse effects of natural hazards on people's safety, property, and economic livelihood.	The Project has been designed to avoid or mitigate the adverse effects of the natural hazards affecting the Site. The principal relevant hazards are flooding and seismic hazards, including liquefaction. Much of the Site is within the existing 1% AEP floodplain and the proposed stormwater system has therefore been designed to retain floodplain storage, manage Site-generated runoff and provide appropriate finished floor levels. Flood modelling indicates that the development will not materially increase flood risk on surrounding land. Geotechnical investigations have also informed the subdivision design and identify appropriate foundation, earthworks and verification requirements to manage liquefaction and other geotechnical risks. Overall, the identified natural hazard risks can be appropriately managed and the Project is consistent with OBJ 31.	
Policies		
POL 55: Role Of Non-Regulatory Methods	N/A – This policy relates to HBRC's non-regulatory natural hazard management methods.	
3.13 Maintenance and Enhancement of Physical Infrastructure		
Objectives		
OBJ 32: The ongoing operation, maintenance and development of physical infrastructure that supports the economic, social and/or cultural wellbeing of the region's people and communities and provides for their health and safety.	The proposal provides the physical infrastructure necessary to support the proposed residential development, including transport, stormwater, wastewater, water supply, electricity and telecommunications infrastructure. The infrastructure has been planned as part of the overall masterplan and will connect with and utilise existing networks where practicable, with additional infrastructure or upgrades provided where required. The Infrastructure Report (Appendix 19) confirms that the Project can be adequately serviced and identifies no engineering impediment to development.	



	Middle Road therefore supports the development of infrastructure that provides for the social and economic wellbeing, health and safety of future residents and is consistent with OBJ 32.
OBJ 33: Recognition that some infrastructure which is regionally significant has specific locational requirements.	N/A. This project is not for regional infrastructure.
OBJ 33A: Adverse effects on existing physical infrastructure arising from the location and proximity of sensitive land use activities are avoided or mitigated.	N/A. there is no regionally significant infrastructure within the vicinity of the site.
OBJ 33B: Adverse effects on existing landuse activities arising from the development of physical infrastructure are avoided or mitigated in a manner consistent with Objectives 16, 17, 18, 32 and 33.	N/A. This project is not for regional infrastructure.
Policies	
POL 56: Role of Non-Regulatory Methods	N/A. This project is not for regional infrastructure.
3.14 Recognition of Matters of Significance to Iwi/Hapu	
Objectives	
OBJ 34: To recognise tikanga Māori values and the contribution they make to sustainable development and the fulfilment of HBRC's role as guardians, as established under the RMA, and tangata whenua roles as kaitiaki, in keeping with Māori culture and traditions.	The proposal has recognised tikanga Māori values, kaitiakitanga and the relationship of mana whenua with the natural and physical resources affected by the development.
OBJ 35: To consult with Māori in a manner that creates effective resource management outcomes	Engagement has been undertaken with mana whenua through Tamatea Pōkai Whenua, and a Cultural Impact Assessment (Appendix 21) has been prepared for the Project. Cultural values identified through this process have informed the Project design, particularly in relation to the Herehere Stream, the wider Karamū catchment, freshwater health, mauri, mahinga kai, native planting and stormwater management.
OBJ 36: To protect and where necessary aid the preservation of waahi tapu (sacred places), and tauranga waka (landings for waka).	Middle Road responds to these values through stormwater treatment and attenuation, stabilisation and enhancement of the Herehere Stream margin, native riparian planting and proposed ongoing cultural and water-quality monitoring.
OBJ 37: To protect and where necessary aid the preservation of mahinga kai (food cultivation areas), mahinga mataitai (sea-food gathering places), taonga raranga (plants used for weaving and resources used for traditional crafts) and taonga rongoa (medicinal plants, herbs and resource).	Archaeological and cultural heritage matters have also been considered. An archaeological authority and Archaeological Management Plan (Appendix 17 and 17A) are proposed, together with procedures for the discovery of archaeological material, taonga or kōiwi tangata and continued involvement of mana whenua where required. The archaeological assessment also recognises that sites of traditional significance to Māori cannot necessarily



	be identified through archaeological survey and recommends continued consultation with mana whenua. Overall, the proposal recognises and provides for the cultural values and kaitiaki role of mana whenua and incorporates appropriate measures to protect relevant cultural resources, consistent with OBJ 34 – OBJ 37.
Policies	
POL 57 – POL 66	The development is consistent with the relevant direction of POL 57 – POL 66 through the engagement undertaken with mana whenua and the incorporation of cultural values into the design, assessment and ongoing management of the development. Consultation has included hui, Site visits, information sharing and ongoing engagement with relevant mana whenua representatives. This engagement has focused particularly on freshwater and the Herehere Stream, including its mauri, ecological health and mahinga kai values, and has influenced the stormwater, riparian enhancement and monitoring response. The consultation process has been intended to identify cultural matters early and provide opportunities for those matters to inform the Project. Relevant iwi and hapū planning documents have also been considered, including Mana Ake – Ngā Hapū o Heretaunga Environmental Management Plan and the Ngāti Hori Freshwater Resources Management Plan, with the Project responding particularly to their freshwater, mauri and kaitiakitanga outcomes. Cultural and archaeological discovery procedures, the proposed archaeological authority and ongoing mana whenua involvement provide additional protection where previously unidentified sites, taonga or kōiwi tangata are encountered. Overall, the consultation undertaken and the Project's response to identified cultural values are consistent with the relevant direction of POL 57 – POL 66.



2.2 Hawkes Bay Regional Resource Management Plan (RRMP)

Objectives / Policies	Assessment
5.1A Consolidated Regional Plan Provisions	
Objectives	
OBJ 37A: Fish passage The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	The application will maintain fish passage within the Herehere Stream. The Stream will remain in its existing alignment and no structures are proposed within its bed that would adversely affect fish passage. The artificial drains within the Site will be removed or modified as part of the stormwater works, with fish capture and relocation undertaken where required before those works occur. The development is therefore consistent with OBJ 37A.
Policies	
POL 66A: Natural Inland Wetlands	N/A – No natural inland wetlands have been identified within or affected by the Project.
POL 66B: Loss Of River Extent and Values	Middle Road will not result in the loss of river extent. The Herehere Stream will remain in its existing alignment. Proposed works are limited to measures including streambank recontouring and stabilisation, stormwater outlets and riparian planting. These works respond to existing erosion and bank instability and are intended to improve the stability and ecological function of the stream margin. The farm drains that will be removed or modified have been assessed as artificial watercourses and are not rivers or streams. The development is therefore consistent with POL 66B.
POL 66C: Discharge Permits – Matters for Consideration in Catchments Other Than Tukituki River Catchment	The application includes stormwater discharges and temporary construction-related discharges that have the potential to enter freshwater. Permanent stormwater will be treated through an integrated treatment train prior to discharge to the Herehere Stream and, via the Gilpin Drain, the Karamū Stream. The proposed system is expected to achieve approximately 84% total suspended solids removal and will also provide detention and attenuation of urban runoff.



	Construction-related sediment and contaminant effects will be managed through the CEMP, Erosion and Sediment Control Plan and associated spill and construction controls. The Ecology Assessment concludes that, with these measures, ecological effects within the Herehere Stream will be low and effects are not expected within the Karamū Stream. Middle Road therefore appropriately manages the potential effects of the proposed discharges on freshwater and is consistent with POL 66C.
POL 66D: Water Permits – Matters for Consideration in Catchments Other Than Tukituki River Catchment	The proposed temporary water take and diversion activities are not expected to result in a more than minor adverse change in freshwater flows or levels. The existing drainage functions of the Site will be maintained through the proposed stormwater system, while temporary construction takes will be limited in duration and scale.
POL 66E: Cumulative Effects of Discharges of Greenhouse Gases to Air from Heat Devices	N/A – The Project does not involve industrial process heat or associated greenhouse gas discharges.
POL 66F: Updating Emissions Plans In Relation to Discharges of Greenhouse Gases to Air from Heat Devices	
5.2 Land	
Objectives	
OBJ 38: The sustainable management of the land resource so as to avoid compromising future use and water quality.	The development involves substantial earthworks to establish the proposed subdivision, infrastructure and stormwater system. Potential effects on the land resource and receiving environment will be managed through staged earthworks, erosion and sediment controls, sediment retention devices, diversion measures and progressive stabilisation. Identified contaminated soils will also be remediated and managed in accordance with the Remediation Action Plan (Appendix 16). These measures will minimise soil loss and avoid adverse effects on water quality arising from land disturbance. The application is therefore consistent with OBJ 38.
Policies	
POL 67: Environmental Guidelines – Land	The application responds to the relevant environmental guidelines in POL 67 through its approach to earthworks, erosion, soil contamination and water-quality protection.



	Bulk earthworks will be managed through the CEMP and final Erosion and Sediment Control Plan, including sediment retention ponds, decanting earth bunds, chemical treatment where required, diversion controls and progressive stabilisation. Areas of identified soil contamination will be remediated in accordance with the Remediation Action Plan (Appendix 16), including appropriate soil handling, disposal and validation measures. Overall, the proposal appropriately manages the potential effects of land disturbance on soil and water quality and is consistent with POL 67.
POL 68: Implementation Of Environmental Guidelines – Land	N/A – This policy sets out how HBRC implements the land management guidelines in POL 67.
5.4 Surface Water Quality	
Objectives	
OBJ 40: The maintenance of the water quality of specific rivers in order that the existing species and natural character are sustained, while providing for resource availability for a variety of purposes, including groundwater recharge.	The application has been designed to maintain the water quality and ecological function of the Herehere Stream and wider Karamū receiving environment. Stormwater will be treated through an integrated treatment train before discharge, providing an estimated 84% total suspended solids removal. The stormwater system also incorporates detention and attenuation to manage changes in runoff associated with urbanisation. Construction sediment and contaminant effects will be managed through erosion, sediment and spill controls. In addition, streambank stabilisation and riparian planting will improve the condition and function of the Herehere Stream margin. Middle Road is therefore consistent with OBJ 40.
Policies	
POL 71: Environmental Guidelines - Surface Water Quality	The development has been designed to manage the potential effects of both construction activities and permanent urban stormwater on surface water quality.
POL 72: Implementation Of Environmental Guidelines - Surface Water Quality	Permanent stormwater will be treated prior to discharge to the receiving environment. The treatment train will manage sediment and urban contaminants, while vegetated and riparian areas will assist with temperature and ecological outcomes. During construction, erosion and sediment controls will manage the risk of sediment entering freshwater. The Ecology Assessment concludes that sediment discharges are unlikely to result in significant deposits or suspended sediment outside the natural range, with



	ecological effects in the Herehere Stream assessed as low and no effects expected within the Karamū Stream. The proposal therefore appropriately responds to the surface water quality guidelines and resource consent decision-making approach established by POL 71 and POL 72.
5.5 Surface Water Quantity	
Objectives	
OBJ 41: The maintenance of the water quantity of specific rivers in order that the existing aquatic species and the natural character 18 are sustained, while providing for resource availability for a variety of purposes, including groundwater recharge.	The development does not seek an ongoing abstraction of water from the Herehere Stream or Karamū Stream. The permanent stormwater system has been designed to maintain the existing broad hydrological relationship with these receiving environments. Post-development peak flows for the 2-, 10- and 100-year rainfall events will be attenuated to pre-development rates, and the existing floodplain storage function will be maintained. The temporary construction take from impounded water will be limited in scale and duration and is not expected to materially affect water quantity within the receiving rivers. The proposal is therefore consistent with OBJ 41.
Policies	
POL 73: Environmental Guidelines - Surface Water Quantity	N/A – The Project does not seek a take from a river subject to the RRMP minimum-flow and allocation regime.
POL 74: Implementation of Environmental Guidelines - Surface Water Quantity	
5.6 Groundwater Quality	
Objectives	
OBJ 42: No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.	The Site overlies the Heretaunga Plains aquifer system and the Project incorporates measures to avoid degradation of groundwater quality.
OBJ 43: The maintenance or enhancement of groundwater quality in unconfined or semi-confined productive aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality	Stormwater will be treated before discharge, and construction activities will be managed through erosion, sediment and spill controls. Identified contaminated soils will be remediated in accordance with the Remediation Action Plan (Appendix 16).



	Existing bores affected by the development will also be appropriately decommissioned and sealed to prevent the creation of contamination pathways or vertical movement of groundwater. Middle Road therefore protects groundwater quality and is consistent with OBJ 42 and OBJ 43.
Policies	
POL 75: Environmental Guidelines - Groundwater Quality	Middle Road has been designed to avoid degradation of groundwater quality within the Heretaunga Plains aquifer system.
POL 76: Implementation of Environmental Guidelines – Groundwater Quality	Potential contaminant sources associated with earthworks, stormwater and contaminated soils will be managed through stormwater treatment, erosion and sediment controls, construction management measures and the Remediation Action Plan (Appendix 16). Existing bores affected by the development will also be properly decommissioned and sealed to protect the integrity of the groundwater system. These measures appropriately respond to the groundwater quality guidelines and consent decision-making approach established by POL 75 and POL 76.
5.7 Groundwater Quantity	
Objectives	
OBJ 44: The maintenance of a sustainable groundwater resource.	Middle Road requires temporary groundwater take and dewatering during construction and will permanently intercept shallow groundwater within parts of the dry basin system. Groundwater intercepted by the development will be conveyed through the drainage system to the receiving waterways rather than being abstracted for consumptive use. The Groundwater Assessment (Appendix 13) predicts average groundwater inflows of approximately 2.5 L/s to the northern dry basins and 0.9 L/s to the southern dry basins. Groundwater monitoring is proposed during construction and following development to verify the modelled response. The technical assessment concludes that the groundwater effects of the Project can be appropriately managed and this is consistent with OBJ 44.
Policies	



POL 77: Environmental Guidelines - Groundwater Quantity	The proposed groundwater activities have been assessed having regard to groundwater resource sustainability, effects on connected surface water and effects on existing users.
POL 78: Implementation Of Environmental Guidelines – Groundwater Quantity	The groundwater intercepted by the development will remain within the wider hydrological system and be conveyed to the receiving waterways rather than used consumptively. Temporary dewatering will be limited to construction activities and undertaken at controlled rates. Groundwater monitoring will verify the assessed effects and allow any unexpected changes in groundwater conditions to be identified and responded to. The application therefore appropriately manages groundwater quantity effects and is consistent with the environmental guidelines and consent decision-making approach established by POL 77 and POL 78.
5.8 Beds of Rivers and Lakes	
Objectives	
OBJ 45: The maintenance or enhancement of the natural and physical resources, and use and values, of the beds of rivers and lakes within the region as a whole.	The proposed works associated with the Herehere Stream have been designed to maintain and enhance its natural and physical resources and values. The Stream will remain in its existing alignment and there will be no loss of river extent. Works along approximately 275 m of the southern bank will address existing erosion and instability through bank recontouring, stabilisation and riparian planting. Middle Road will maintain fish passage, improve bank stability and riparian habitat, and maintain flood conveyance. The application is therefore consistent with OBJ 45.
Policies	
POL 79: Environmental Guidelines – Beds Of Rivers And Lakes	The Project responds to the relevant river-bed environmental guidelines through the design and management of the proposed Herehere Stream works.
POL 80: Implementation Of Environmental Guidelines – River Beds & Lake Beds	In particular: • no structures are proposed within the stream bed that would impede fish passage; • streambank works are intended to address existing erosion and improve long-term stability; • approximately 2,950 m² of riparian planting will improve habitat, shading and ecological function;



- stormwater outlets will incorporate appropriate erosion protection;
- the Stream will remain in its existing alignment;
- flood conveyance will be maintained; and
- construction effects will be managed through erosion, sediment and ecological controls.

The proposed works therefore maintain or enhance the relevant values of the Herehere Stream and are consistent with POL 79 and POL 80.



2.3 Hawkes Bay Regional Resource Management Plan (TANK Plan Change 9)

Objectives / Policies	Assessment
Objectives	
OBJ TANK 1: Land and freshwater in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments are sustainably managed as integrated natural resources to give effect to Te Mana o te Wai by prioritising: a) First, the health and well-being of water bodies and freshwater ecosystems b) Second, the health needs of people (such as drinking water) c) Third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The application adopts an integrated approach to land and freshwater management and responds to the hierarchy of obligations in Te Mana o te Wai. The health of freshwater is addressed through treatment and attenuation of stormwater prior to discharge, retention of the Herehere Stream in its existing alignment, streambank stabilisation and approximately 2,950 m² of riparian planting. Groundwater and surface-water interactions have also been assessed, with groundwater intercepted by the development remaining within the wider hydrological system rather than being taken for consumptive use. The development will also provide for the health and wellbeing of people through an acceptable potable water supply and will enable social and economic wellbeing through the delivery of 317 residential lots. Overall, the proposal provides for urban development while prioritising the health of freshwater and is consistent with OBJ TANK 1.
OBJ TANK 2: Mauri enhancement and ecosystem health outcomes are achieved through: a) Recognising ki uta ki tai and the interconnectedness of land and water and the particular connections between groundwater and surface water in these catchments b) Protecting indigenous biodiversity and safeguarding the life-supporting capacity of aquatic ecosystems c) Collectively managing all of the specified attributes described in schedule 26 d) Providing for values identified in schedule 26 e) Establishing limits (including targets and minimum flows where appropriate) for groundwater and surface water f) Sustainably allocating water g) Protecting the outstanding and significant values of the Outstanding Water Bodies identified in Schedule 25 h) The matters identified in OBJ 2A	The proposal recognises the interconnected nature of land, groundwater and surface water within the Karamū catchment. The stormwater and groundwater assessments consider the relationship between the Site, the Herehere Stream, the wider Karamū catchment and the underlying groundwater system. Stormwater treatment and attenuation, erosion and sediment controls, groundwater monitoring and stream enhancement measures will protect freshwater ecosystem health. The Herehere Stream will remain in its existing alignment and will be enhanced through streambank stabilisation and native riparian planting. Fish passage will be maintained and indigenous fish will be relocated where affected artificial drains are modified. The application therefore appropriately recognises the interconnected freshwater system and protects relevant ecosystem and freshwater values, consistent with OBJ TANK 2.



OBJ TANK 2A: The relationships, culture, traditions, and tikanga of tangata whenua with their ancestral waters, wāhi tapu, and taonga are recognised and provided for by: a) Active protection and restoration of their ancestral freshwater resources including wāhi tapu and taonga; b) Recognition of their mana and rangatiratanga and exercise of Kaitiakitanga over their ancestral freshwater resources, wāhi tapu and taonga; c) Mauri tū, Mauri oho, Mauri Ora (improve and provide for) the mauri, mana and oranga of Atua, taonga species, ecosystems and waters within the TANK catchments and the Heretaunga muriwaihou so that customary practices can be undertaken, including mahinga kai.	The development recognises and provides for the relationship of tangata whenua with freshwater through engagement with Tamatea Pōkai Whenua and preparation of the Cultural Impact Assessment (Appendix 21). The health and mauri of the Herehere Stream and wider Karamū catchment, including mahinga kai and freshwater ecosystem health, have been key matters identified through engagement and have informed the stormwater response, streambank stabilisation, native riparian planting and proposed monitoring framework. A complementary cultural monitoring programme will also be developed with Tamatea Pōkai Whenua, incorporating mātauranga Māori, mahinga kai and cultural health outcomes. The proposal therefore recognises and provides for the freshwater relationships, values and kaitiaki interests addressed by OBJ TANK 2A.
Climate Change	
OBJ TANK 3: Climate change and social, cultural, economic and ecosystems resilience are taken into account when making decisions about land and water management within the TANK catchments.	Climate change has been taken into account in the Project's stormwater and flood management response. The proposed stormwater system provides treatment, detention and attenuation, retains floodplain storage and has been designed having regard to future climate change. Riparian planting and streambank stabilisation along the Herehere Stream will also improve the resilience of the stream corridor. The development is therefore consistent with OBJ TANK 3.
OBJ TANK 4: The quality of the TANK freshwater bodies and estuaries is maintained where objectives are currently being met, or is improved where degraded waterbodies so that they meet target attribute states in Schedule 26 by 2040 provided that: a) where the attribute state is found to be higher than the target attribute state given in Schedule 26, the higher state is to be maintained b) progress is made over the life of this Plan towards the long term target attribute states by the mixture of regulatory and non-regulatory provisions in this Plan.	The Site is within the Schedule 26 Karamū surface water quality area and the Project has been designed to maintain water quality and support improvement of the receiving freshwater environment. Permanent urban stormwater will be treated prior to discharge, with the proposed treatment train providing approximately 84% total suspended solids removal. Construction-related sediment and contaminant effects will be managed through erosion, sediment and spill controls. The Herehere Stream margin will also be enhanced through streambank stabilisation and riparian planting. Middle Road will therefore not undermine achievement of the Schedule 26 target attribute states and is consistent with OBJ TANK 4.
OBJ TANK 4A : No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.	The development has been designed to avoid degradation of groundwater quality within the Heretaunga Plains aquifer system.



	Potential risks associated with earthworks, stormwater and contaminated soils will be managed through stormwater treatment, erosion and sediment controls, construction management measures and the Remediation Action Plan (Appendix 16). Existing bores affected by the development will also be appropriately decommissioned and sealed. The application is therefore consistent with OBJ TANK 4A.
OBJ TANK 5: Riparian margins are protected or improved where necessary to provide for aquatic ecosystem health and mauri of water bodies in the TANK catchment and to: a) reduce effects of contaminant loss from land use activities b) improve aquatic habitat and protect indigenous species including fish spawning habitat c) reduce stream bank erosion d) enhance natural character and amenity e) improve indigenous biodiversity reduce water temperature in summer f) g) reduced nuisance macrophyte growth.	Middle Road provides for substantial improvement of the riparian margin of the Herehere Stream. Approximately 275 m of the stream margin will be enhanced through streambank recontouring and stabilisation and approximately 2,950 m² of native riparian planting. These measures will reduce streambank erosion, increase shading, improve freshwater habitat and ecological function, enhance indigenous biodiversity and natural character, and assist in reducing water temperature and nuisance macrophyte growth. The proposal responds directly and positively to OBJ TANK 5.
OBJ TANK 6: Activities in source protection areas for Registered Drinking Water Supplies do not cause source water in these areas to become unsuitable for human consumption, and that risks to the supply of safe drinking water are appropriately managed.	N/A – The site is not located within a Source Protection Zone.
Catchment Objectives	
OBJ TANK 10: In combination with meeting the target attribute states specified in Schedule 26, the mauri, water quality and water quantity in the Karamū and Clive Rivers catchment are improved to enable: a) healthy ecosystems b) healthy and diverse indigenous aquatic and bird populations, especially black pātiki, tuna and whitebait, and healthy macroinvertebrate communities c) people to safely carry out a wide range of social, recreational, and cultural activities, including swimming and cultural practices of Uu and rowing and waka ama in the Clive/Karamū d) collection and consumption of kai to provide for social and cultural well-being e) people and communities to safely meet their domestic water needs	OBJ TANK 10 is directly relevant as the Site drains to the Karamū River catchment. The objective seeks improvement in mauri, water quality and water quantity in conjunction with achievement of the Schedule 26 target attribute states. Middle Road responds to these outcomes through stormwater treatment and attenuation, erosion and sediment controls, retention and enhancement of the Herehere Stream and native riparian planting. Fish passage will be maintained and potential effects on indigenous freshwater fauna will be managed through the Fauna Management Plan (Appendix 11). The Herehere Stream response has also been informed by mana whenua values associated with mauri and mahinga kai. The application is therefore consistent with the freshwater and ecosystem improvement outcomes sought by OBJ TANK 10.



f) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being and provide for: g) contribution to the healthy functioning of the Waitangi Estuary ecosystem and to enable people to safely carry out a wide range of social, cultural and recreational activities and the collection of kai in the estuary	
OBJ TANK 11 : In combination with meeting the target attribute states specified in Schedule 26 the mauri, water quality, water quantity and groundwater levels are maintained in the Groundwater connected to the Ngaruroro, Tūtaekurī and Karamū rivers and their tributaries is managed to enable: a) people and communities to safely meet their domestic water needs and to enable the provision of safe and secure supplies of water for municipal use b) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being and provide for: c) the maintenance of groundwater levels at an equilibrium that accounts for annual variation in climate and prevents long term decline or seawater intrusion d) contribution to water flows and water quality in connected surface waterbodies	Middle Road recognises the connection between groundwater beneath the Site and the Herehere and Karamū surface-water systems. Temporary groundwater take and dewatering will occur during construction where excavations extend below the groundwater table. Portions of the permanent dry basin system will also intercept shallow groundwater, with predicted average inflows of approximately 2.5 L/s to the northern basins and 0.9 L/s to the southern basins. This water will remain within the wider hydrological system and be conveyed to the Herehere Stream and Gilpin Drain rather than being abstracted for consumptive use. Groundwater monitoring is proposed to verify the assessed effects. The development is therefore not expected to result in a long-term decline in groundwater levels or adversely affect connected surface waters, and is consistent with OBJ TANK 11.
OBJ TANK 12: Wetland and waahi taonga within the TANK catchments are managed so that mauri, water quality and flows, and levels are protected, maintained and improved to a) provide for healthy and diverse indigenous fish, bird and plant populations in wetland and lake areas and connected waterways b) improve hydrological functioning in wetlands, lakes and connected waterways c) enable people to safely carry out a wide range of social, recreational and cultural activities d) provide for mahinga kai e) contribute to improved water quality in connected surface waters f) extents and values of lakes and those wetlands, including those listed in Schedule 25. g) increase the total wetland area by protecting and restoring a minimum of 200ha hectares of existing wetland and reinstating or creating a minimum of 100ha of additional wetland by 2040.	N/A – No natural inland wetlands or relevant lake or wetland areas have been identified within or affected by the Project.



Water Quantity	
OBJ TANK 13: Ground and surface water in the TANK Catchments are allocated, subject to limits, targets and flow regimes which provide for the values of each water body, in the following priority order: a) The reasonable domestic needs of people, livestock drinking and fire-fighting supply b) Existing and future demand for domestic supply including marae and papakāinga, and municipal uses c) Primary production on versatile land d) Other primary production, food processing, industrial and commercial end uses e) Other non-commercial end uses.	N/A – The Project does not seek a new consumptive water allocation; temporary and non-consumptive takes are addressed specifically under POL TANK 51.
OBJ TANK 14: The allocation and use of water results in: a) the development of Māori economic, cultural and social well-being supported through regulating the use and allocation of the water available at high flows for taking, storage and use b) water being available for abstraction at agreed reliability of supply standards c) efficient water use d) efficient and effective allocation management regimes.	N/A – The Project does not seek a new consumptive allocation of groundwater or surface water.
OBJ TANK 15: The current and foreseeable water needs for mauri, mahinga kai, and ecosystem health and of future generations are secured through phasing out existing over-allocation and avoiding future overallocation, supported by: a) water conservation, water retention in the landscape, water use efficiency, and innovations in technology and management b) flexible water allocation and management regimes c) water reticulation d) aquifer recharge with a preference for natural aquifer recharge e) flow augmentation, where appropriate f) water harvesting and storage , in appropriate locations	N/A – The Project does not seek a new consumptive water allocation and therefore does not contribute to further water over-allocation.



g) riparian and wetland restoration.	
Policies	
POL TANK 1: Freshwater management in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments will be achieved by the Council, tangata whenua and the urban and rural community working together in a way that: a) recognises tangata whenua as kaitiaki and other resource users as stewards and the responsibilities they each have in freshwater management b) recognises the importance of monitoring, resource investigations and the use of mātauranga Māori to inform decision making and limit setting for sustainable management c) ensures good land and water management practices are followed and where necessary, mitigation or restoration measures adopted d) supports good decision making by resource users.	The development reflects the collaborative freshwater management approach sought by POL TANK 1. Middle Road has been developed through engagement with HBRC, HDC and mana whenua, including Tamatea Pōkai Whenua. Freshwater investigations have informed the stormwater, groundwater and ecological response, while cultural values have informed the Herehere Stream enhancement and proposed monitoring framework. Good land and water management practices, mitigation and restoration measures are incorporated throughout the Project, including stormwater treatment and attenuation, erosion and sediment controls, groundwater monitoring and riparian enhancement. The proposal is therefore consistent with POL TANK 1.
Adaptive and Priority Management Approach to Nutrient and Contaminant Management	
POL TANK 2: The Council will regulate land use activities and will work with tangata whenua, landowners, local authorities, industry and community groups, and other stakeholders to manage land use activities so that existing water quality is maintained in its current state or improved to meet target attribute states shown in Schedule 26 by focusing on: a) water quality improvement in priority catchments (as described in Schedule 27) where water quality is not meeting specified freshwater quality targets b) sediment management as a key contaminant pathway to also address phosphorus and bacteria losses c) the significant environmental stressors of excessive sedimentation and macrophyte growth in lowland rivers and nutrient loads entering Te Whanganui ā Orotū (Ahuriri) and Waitangi estuaries d) the management of riparian margins e) the management of urban stormwater networks and the reduction of contaminants in urban stormwater f) the protection of water quality for domestic use and registered drinking water supplies.	POL TANK 2 seeks to maintain or improve water quality through measures including sediment management, riparian management, urban stormwater management and protection of groundwater quality. The proposal directly responds to these matters. Construction sediment will be managed through staged earthworks and comprehensive erosion and sediment controls. Permanent urban stormwater will be treated prior to discharge, while the Herehere Stream margin will be stabilised and riparian planted. The development also incorporates measures to protect groundwater quality, including stormwater treatment, contaminated-land remediation and appropriate decommissioning of existing bores. Middle Road is therefore consistent with POL TANK 2.



g) ensuring no degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system	
POL TANK 3 : In the Clive/Karamū Rivers and their tributaries, in addition to POL TANK 2 the Council will work with tangata whenua, landowners and the Hastings District Council to: a) reduce water temperature and increase the level of dissolved oxygen by: i. the establishment of riparian vegetation to shade the water and reduce macrophyte growth while accounting for flooding and drainage objectives ii. reducing excessive macrophyte growth by physical removal of aquatic plants in the short term b) adopt flow management regimes to remedy or mitigate the effects of surface and ground water abstraction c) reduce the amount of sediment and nutrients entering the freshwater from adjacent land d) improve stormwater and drainage water quality and the ecosystem health of urban waterways and reduce contamination of stormwater associated with poor site management practices, spills and accidents in urban areas (refer also to POLs TANK 26 -29)	POL TANK 3 is directly relevant to the Project because it specifically addresses the Clive/Karamū Rivers and their tributaries and seeks improved riparian vegetation, reduced sediment and nutrients, and improved urban stormwater and drainage-water quality. The development will establish riparian planting along the Herehere Stream, increasing shading and assisting in reducing water temperature and macrophyte growth. Existing erosion will be addressed through streambank stabilisation. Construction sediment effects will be managed through erosion and sediment controls, while permanent stormwater will be treated and attenuated prior to discharge. Spill and site-management controls will further reduce the risk of contaminants entering the stormwater system. The application therefore responds positively to the specific Karamū catchment outcomes sought by POL TANK 3.
Protection of Source Water	
POL TANK 7: The quality of groundwater of the Heretaunga Plains and surface waters used as source water for Registered Drinking Water Supplies will be protected, in addition to POL TANK 1 and 2, by the Council: a) identifying a source protection extent for small scale drinking water supplies or Source Protection Zones for large scale drinking water supplies by methods defined in Schedule 34 b) identifying those Source Protection Zones and Source Protection Extents in publicly available map layers on the Hawke’s Bay Regional Council’s GIS mapping website c) regulating activities within Source Protection Zones that may actually or potentially affect the quality and quantity of the source water or present a risk to the supply of safe drinking water because of: i. direct or indirect discharge of a contaminant to the source water including by overland flow and/ or percolation to groundwater	N/A – The site is not located within a Source Protection Zone.



- ii. an increased risk to the safety of the water supply as a result of a nonroutine event
- iii. potentially impacting on the level or type of treatment required to maintain the safety of the water supply
- iv. shortening or quickening the connection between contaminants and the source water, including damage to a confining layer of the aquifer
- v. in the case of groundwater abstraction, the rate or volume of abstractions causing a change in groundwater flow direction or speed and/ or a change in hydrostatic pressure that is more than minor.

Riparian Land Management

POL TANK 12: The Council will promote and support the establishment of riparian vegetation, including in conjunction with stock exclusion and setback regulations, that:

- a) contributes to the health of aquatic ecosystems especially for indigenous species
- b) provides shading to reduce macrophyte growth and water temperature especially in lowland tributaries of the Karamū River
- c) reduces contamination of water from land use activities
- d) reduces river bank erosion
- e) improves local amenity and protects and enhances natural character
- f) enhances recreational activities
- g) improves current and future fish spawning habitat
- h) assist in weed control
- i) improves mauri and mahinga kai

POL TANK 12 and POL TANK 13 support riparian vegetation, including native planting, to improve aquatic ecosystem health, shading, bank stability, indigenous biodiversity, natural character, mauri and mahinga kai while recognising drainage and flood-control functions.

The Herehere Stream response directly addresses those outcomes. Approximately 275 m of the southern stream margin will be stabilised and enhanced with native riparian planting. The Ecological Assessment (**Appendix 11**) identifies positive effects from the proposed restoration, while the Landscape Concept Report (**Appendix 23**) informs the native planting response. The design also retains the Stream's practical drainage and flood-management function.

POL TANK 13: Where appropriate, support establishment of native plant species in riparian margins to contribute to improving the region's indigenous biodiversity, the collection of kai, taonga raranga, taonga rongoa and the mauri of the river, and account for matters in POL TANK 12 when making decisions about land drainage and flood control, and regional biosecurity.

Sediment Management



POL TANK 19: The Council will reduce adverse effects on freshwater and coastal aquatic ecosystems from eroded sediment, and from the phosphorus associated with this, by prioritising the following mitigation measures:

- a) regulating cultivation, and vegetation clearance activities
- b) targeting priority areas and activities for sediment loss management where there is high sediment loss risk and working with land managers to identify and manage critical source areas of contaminants at both property and catchment scale
- c) informing land managers where land is vulnerable to erosion, using tools such as SedNet and LUC and providing information about measures that reduce soil loss
- d) recognising the benefits provided by tree planting and retirement of land for erosion control as well as for mitigating climate change effects and improving indigenous biodiversity by:
 - i. targeting resources where multiple objectives can be met
 - ii. and supporting landowners to retire land, establish forests where appropriate, and plant trees on land with high actual or potential erosion risk
- e) supporting and encouraging improved riparian management across all TANK catchments.

The application involves substantial earthworks and therefore has the potential to generate sediment that could enter the Herehere Stream and wider Karamū catchment.

Bulk earthworks will be staged, with up to approximately 15 ha open at any one time, and managed through sediment retention ponds, decanting earth bunds, chemical treatment where required, diversion controls and progressive stabilisation.

Works to the Herehere Stream bank will also be undertaken progressively during suitable weather conditions using a methodology intended to minimise sediment entering the Stream.

These measures, together with the proposed riparian enhancement, appropriately address sediment-loss risk and are consistent with POL TANK 19.

Land Use Change and Nutrient Losses

POL TANK 20: The Council will regulate production land use change to manage the potential impact of increases in diffuse discharges of nutrients on freshwater quality objectives and in making decisions on resource consent applications, the Council will take into account:

- a) whether target attribute states are being met in the catchment where the activity is to be undertaken
- b) where a relevant TANK Industry Programme or Catchment Collective is in place, the extent to which the changed production land use activity is consistent with the Industry Programme or Collective outcomes, mitigation measures and timeframes
- c) any mitigation measures required, and timeframes by which they are to be implemented that are necessary to ensure that nutrient losses occurring from the property, in combination with other nutrient losses in the catchment will be consistent with meeting 2040 target attribute states in Schedule 26, including: i. ii. iii. and will: performance in relation to good management practice efficient use of nutrients minimisation of nutrient losses

N/A – This policy addresses changes in production land use that may increase diffuse nutrient losses. The Project changes the Site to urban residential use, with its water-quality effects addressed through the TANK urban stormwater provisions.



- d) avoid land use change that will result in increased nutrient loss that contributes to target attribute states in Schedule 26 for DIN and DRP not being met.

Stormwater Management

POL TANK 26: When considering applications to divert and discharge stormwater, the adverse effects of stormwater quality and quantity on aquatic ecosystems and community well-being will be avoided, reduced or mitigated by requiring:

- a) measures to achieve the target attribute states in Schedule 26
- b) Local Authorities to adopt an integrated catchment management approach to the collection, treatment and discharge of stormwater
- c) stormwater to be discharged into a reticulated stormwater network where such a network is available or will be made available as part of the development
- d) retention or detention of stormwater where necessary, while not exacerbating flood hazards
- e) adoption of a good practice approach to stormwater management including adoption of Low Impact Design for stormwater systems and adherence to relevant industry guidelines
- f) protection of:
 - i. significant and/or outstanding values of the receiving environment including estuaries, wetlands and any waterbody listed in Schedule 25;
 - ii. water quality in the Heretaunga Aquifer;
 - iii. Indigenous freshwater species; and
 - iv. Indigenous fish spawning habitat, particularly during spawning periods and by further considering:
- g) site specific constraints including areas with high groundwater and, source protection zones and extents
- h) impact of the activity on the joint approach of HBRC, Napier City and Hastings District Councils to provide for integrated stormwater management
- i) the effects of climate change when providing for new and upgrading existing infrastructure.

POL TANK 26 is directly relevant to the proposed diversion and discharge of urban stormwater and requires effects on aquatic ecosystems and community wellbeing to be avoided, reduced or mitigated through treatment, detention, good-practice design and protection of receiving environments.

The proposed stormwater system responds directly to these requirements. Stormwater will be collected and treated through an integrated treatment train comprising proprietary treatment devices and six dry basins, providing approximately 84% total suspended solids removal.

The dry basins provide extended detention and attenuate the 2-, 10- and 100-year post-development peak flows to pre-development rates while maintaining floodplain storage. The system has also been designed having regard to the Site's high groundwater conditions and climate change.

The receiving environment is protected through erosion controls at the outlets, treatment prior to discharge, retention and enhancement of the Herehere Stream and measures to protect indigenous freshwater fauna and groundwater quality.

The application therefore responds comprehensively to the matters identified in POL TANK 26.



Source Control	
POL TANK 27: Sources of stormwater contamination and contaminated stormwater will be reduced by: a) specifying requirements for the design and installation of stormwater control facilities on sites where there is a high risk of freshwater contamination arising from either the direct discharge of stormwater to freshwater, the discharge of stormwater to land where it might enter water or the discharge to a stormwater or drainage network b) requiring the implementation of good site management to avoid contaminants and debris to avoid these entering stormwater c) controlling, and if necessary avoiding, activities that will result in water quality standards target attribute states not being able to be met.	Potential sources of stormwater contamination have been addressed through both the permanent stormwater design and construction-management framework. Permanent stormwater will be treated prior to discharge, while construction activities will be subject to erosion and sediment controls, spill-management procedures, appropriate storage and handling of contaminants, and controls on debris entering the stormwater system. Identified contaminated soils will also be managed in accordance with the Remediation Action Plan (Appendix 16). These measures reduce contaminant sources at source and are consistent with POL TANK 27.
Frost Protection, temporary, and non-consumptive water takes	
POL TANK 51 When considering applications to take water for frost protection, temporary, and non-consumptive water takes, the Council will avoid, remedy or mitigate actual and potential effects of the take on its own or in combination with other water takes: a) from groundwater in the Heretaunga Plains Groundwater Quantity Area on: i. neighbouring bores and existing water users ii. connected surface water bodies iii. water quality as a result of any associated application of the water onto the ground where it might enter water b) from surface water on: i. instantaneous flow in the surface water body ii. fish spawning and existing water users iii. applicable minimum flows during November to April iv. water quality as a result of any associated application of the water onto the ground where it might enter water by:	POL TANK 51 is directly relevant to the temporary groundwater take and dewatering required during construction. Groundwater take will be required where excavations extend below the groundwater table, including the dry basins, low-flow channels, deeper pipelines and wastewater pump station. The take is temporary and is an unavoidable consequence of the depth of these works; there is no practicable non-water-reliant alternative that would allow the excavations to be undertaken without managing groundwater ingress. The Groundwater Assessment (Appendix 13) has considered the potential effects on groundwater levels, neighbouring bores, existing users and connected surface-water bodies. Dewatering will occur at controlled rates, with groundwater monitoring undertaken to verify the assessed response and identify any unexpected effects. During construction, abstracted groundwater will be impounded within the dry basins until those areas are stabilised and the stormwater outlet structures are operational. Where practicable, this water will be reused for construction dust suppression. The alternative would be to source potable water from HDC filling stations, which is not preferred given that dust-control demand is greatest during summer when municipal water restrictions are more likely to apply. Reuse of the abstracted groundwater therefore represents a more efficient use of water that is already required to be removed from the excavations. Having regard to the temporary nature of the take, the absence of a practicable alternative to dewatering, the assessed effects on surrounding groundwater and surface-water systems,



c) requiring applicants to demonstrate non-water reliant alternatives have been investigated and provide evidence as to why they are not appropriate d) taking into account any stream depletion effects of groundwater takes e) imposing limits in relation to minimum flows or groundwater levels f) requiring water metering, monitoring and reporting use of water for frost protection, and other activities if necessary.	and the proposed monitoring and beneficial reuse of the abstracted water, the requirements of POL TANK 51 are appropriately addressed.
Climate Change	
POL TANK 59 The Council will require decisions on land and water management to consider: a) the effects on climate change on aquatic ecosystems, indigenous biodiversity, freshwater bodies, water supply, human health, primary production and infrastructure from the predicted: i. Increases in intensity and frequency of rainfall ii. effects of rainfall on erosion and sediment loss iii. increases in sea level and the effects of salt water intrusion iv. increasing frequency of water shortages v. increasing variability in river flows b) the amount of information available c) the scale and probability of adverse effects, particularly irreversible effects, as a consequence of acting or not acting d) the timeframes relevant to the activity e) how to improve community resilience for changes f) opportunities to reduce greenhouse emissions alongside other contaminant losses.	The development has expressly considered climate change in its land and water management response. The stormwater system has been designed having regard to future climate change, including changes in rainfall intensity. It incorporates treatment, detention and attenuation, retention of floodplain storage and a secondary flow network to safely manage larger events. Streambank stabilisation and riparian planting along the Herehere Stream will also improve resilience to erosion and changing hydrological conditions. The scale of the Project and the potential consequences of flooding and stormwater effects have therefore been considered alongside measures to improve long-term community and freshwater resilience. The proposal is consistent with POL TANK 59.

2.4 Hastings District Plan

Objectives / Policies	Assessment
2.4 Urban Strategy	
Objectives	
Objective UDO1: To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy (HPUDS).	HPUDS has been superseded by the FDS as the current strategic framework for urban growth across the Heretaunga Plains. UDO1 is therefore most appropriately considered in terms of its underlying intent to manage the effects of urban expansion on the land and natural resources of the Plains. The Site is not identified as a future growth area in the adopted FDS. However, it directly adjoins the existing Havelock North urban area and would form a contiguous extension rather than an isolated pocket of development. The loss of productive-zoned land is acknowledged. The Productive Capacity Assessment has, however, identified significant long-term constraints affecting its productive use and concludes that economically viable land-based primary production is not reasonably practicable over the relevant long-term horizon. In this context, urban development of land with demonstrably constrained productive capacity represents a comparatively efficient use of the Plains resource and reduces pressure for future urban expansion onto land with greater productive potential. This broader strategic position is also consistent with the Independent Hearings Panel's support for inclusion of the Middle Road growth area through the FDS process.
Objective UDO2: To ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.	The relevant Regional Policy Statement provisions are assessed above. In summary, the proposal has been developed through an integrated masterplanning process addressing land use, transport, three-waters infrastructure, stormwater, natural hazards, productive land, open space, freshwater and rural interfaces. The substantive application is supported by a comprehensive suite of specialist assessments that have informed the final masterplan, servicing strategy, mitigation and proposed conditions. This provides a coordinated urban-development outcome consistent with the higher-level planning matters identified in the RPS.
Objective UDO3: To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community.	The development will provide 317 additional residential lots and make a substantial contribution to housing capacity within Havelock North.



Objective UDO7: To identify the housing bottom lines for Napier-Hastings Urban Environment.	The Economics Assessment (Appendix 27) identifies an estimated long-term greenfield housing capacity shortfall of approximately 330 dwellings across Hastings District. Middle Road would therefore materially increase both housing capacity and choice.
Objective UDO4: To retain and protect the versatile land resource that is the lifeblood of the local economy from ad hoc urban development.	There is a clear tension with UDO4 because land presently zoned Plains Production will be permanently urbanised. The proposal is, however, a comprehensively planned extension of the existing Havelock North urban area rather than an ad hoc development. The Productive Capacity Assessment (Appendix 14) is also important to the weight to be placed on this conflict. It identifies enduring constraints including waterlogging, drainage limitations, shallow groundwater, lack of irrigation allocation, fragmentation and surrounding sensitive activities, and concludes that economically viable land-based primary production is not reasonably practicable over the relevant long-term horizon. That conclusion has been reached following consideration of a range of reasonably practicable options to retain productive capacity, including alternative forms of primary production, land improvement, water storage and efficiency, amalgamation and leasing arrangements. The current use of the Site is also consistent with that assessment. The productive areas are presently used predominantly for non-commercial grazing undertaken to maintain the land, together with a small area of low-intensity, non-irrigated orchard. While current and historic land use is not determinative of future productive potential, these use patterns reinforce the site-specific constraints identified in the Productive Capacity Assessment. That evidence does not remove the conflict with UDO4, but is important when considering the significance of the productive resource being lost.
Objective UDO8: Enable more people, business and community services to live and be located in areas of the Hastings urban environment in which one or more of the following apply: a. the area is in or near a commercial zone or an area with many employment opportunities; b. the area is well-serviced by existing and planned public and active transport; c. there is high demand for housing or for business land in the area, relative to other areas in the urban environment	The Site is approximately 900 m from Havelock North village and has good access to schools, community facilities, employment and services. Walking and cycling connections will integrate with the surrounding network, while the collector road is capable of accommodating future public transport. The location also responds to identified demand for additional housing within Hastings District.
Objective UDO9: Infrastructure planning is integrated with land use planning to facilitate efficient and affordable urban growth and development of the District.	Land use and infrastructure have been planned together from the outset. Transport, stormwater, wastewater, water supply and utility networks are integrated with the subdivision layout and will connect to existing urban infrastructure where practicable.



	Remaining servicing matters are addressed through the pathways and conditions identified in the substantive application.
Objective UDO10: Well-functioning urban environments that: a. Enable a variety of housing typologies and living arrangements that: i. meet the needs of different households; ii. enable Māori to express their cultural traditions and norms; b. Have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; c. Support reductions in greenhouse gas emissions; d. Are resistant to the likely current and future effects of climate change.	The masterplan provides a connected residential neighbourhood with a range of lot sizes, integrated open space and stormwater reserves, walking and cycling links, and access to the wider Havelock North urban area. Natural hazards and climate change have informed the landform and servicing response, while mana whenua values have influenced the treatment of the Herehere Stream and freshwater environment. These characteristics support the well-functioning urban-environment outcome sought by UDO10.
Policies	
UDP1 To achieve containment of urban activities and provide for residential greenfield growth in the areas identified as appropriate within the Hastings Urban Development Study document through to 2015 and in HPUDS for the period beyond 2015 and through to 2045.	The Site is outside the residential growth areas identified through the current strategic growth framework. However, Middle Road represents a compact urban-edge extension immediately adjoining Havelock North rather than isolated or sporadic urban development. Its suitability is supported by the detailed site-specific assessments accompanying the application.
UDP2 To manage the supply of greenfield sites to encourage medium density housing within the existing urban boundaries.	The proposal provides a mix of conventional and smaller residential lots, enabling greater housing choice and more efficient use of urban land. While UDP2 is principally concerned with Council's management of the wider greenfield land supply, the density and lot mix proposed are consistent with its intent to support more efficient residential development.
UDP3 Priority is to be placed on the retention of the versatile land of the Heretaunga Plains, the protection of the Heretaunga Plains Unconfined Aquifer from the adverse effects of urban development and the efficient utilisation of existing infrastructure.	UDP3 brings together three matters: retention of versatile land, protection of the Heretaunga Plains Unconfined Aquifer and efficient use of existing infrastructure. The first creates a recognised tension, as the development will permanently urbanise land presently identified as versatile. The Productive Capacity Assessment (Appendix 14) demonstrates, however, that its practical long-term productive potential is substantially constrained. The aquifer and infrastructure components are more directly supported through groundwater-protection measures and the proposed use and extension of existing urban networks. The policy therefore produces a mixed outcome rather than a simple finding of consistency.



UDP4 To establish a sequence of the land that has been identified as appropriate for urban development.	The Site is not currently sequenced for urban development. Notwithstanding this, it is immediately adjacent to the existing urban area, can be comprehensively developed and serviced, and is supported by a willing developer. In this respect, the proposal represents a deliverable and suitable urban extension rather than a speculative release of land.
UDP5 To prepare comprehensive structure plans, in consultation with tangata whenua with Mana Whenua, landowners, infrastructure providers and the local community, for each identified urban growth area. Structure Plans shall be prepared prior to any plan change application to amend the zoning of these areas to facilitate urban development.	No district plan change or statutory structure plan is proposed. A comprehensive masterplan has nevertheless been prepared following engagement with HDC, HBRC, mana whenua and adjoining landowners. The supporting specialist assessments address the substantive matters typically considered through structure planning, including land use, transport, three-waters servicing, open space, stormwater, landscape, natural hazards and adjoining interfaces.
UDP6 To implement the Heretaunga Plains Urban Development Strategy which identifies urban growth areas to meet the needs of the community over the life of the Plan	The proposal departs from the urban-growth areas identified through the current strategic planning framework. It nevertheless supports the underlying objective of accommodating housing growth in a compact and serviceable location adjoining the existing Havelock North urban area.
UDP8 Ensure that there is a range of residential development opportunities within the District.	A range of conventional and smaller residential lots is proposed across the 317-lot development, materially increasing both housing supply and choice within Havelock North. This directly supports the policy direction to provide a range of residential development opportunities.
UDP9 To avoid the unnecessary expansion of urban activity onto the versatile land of the Heretaunga Plains	This policy weighs against the proposal because the Site is presently versatile land within the Plains Production Zone. The Productive Capacity Assessment (Appendix 14) is important to the weight to be placed on that conflict: it concludes that waterlogging, shallow groundwater, drainage limitations, lack of irrigation allocation, fragmentation and surrounding sensitive activities materially constrain economically viable primary production over the long term. That conclusion has been reached following consideration of a range of reasonably practicable options to retain productive capacity, including alternative forms of primary production, land improvement, water storage and efficiency, amalgamation and leasing arrangements. The current and historic use of the Site is also consistent with those identified constraints, although those use patterns are not determinative of its future productive potential. That evidence does not remove the loss of versatile land, but is important when considering the significance of the productive resource being lost and whether the proposed expansion should properly be characterised as “unnecessary” for the purposes of UDP9. The Site also directly adjoins Havelock North and the Economics Assessment (Appendix 27) identifies a long-term greenfield housing capacity shortfall and, accordingly, a need for additional greenfield residential capacity within Hastings District. The proposed 317 lots



	would make a substantial contribution toward meeting that identified shortfall. Those matters provide a site-specific basis for the proposed urban expansion, while acknowledging that versatile land will nevertheless be lost. Accordingly, while UDP9 weighs against urban expansion onto versatile land, the constrained productive capacity of the Site and the demonstrated need for additional greenfield housing capacity are both relevant to whether the particular expansion proposed is unnecessary.
UDP10 To identify distinct and clear boundaries between the urban area and the Plains Production Zone.	The masterplan establishes a clear transition between the future residential neighbourhood and the remaining rural-zoned land. Larger and deeper lots, fencing, earthworks and stormwater/open-space areas provide legible separation at the principal rural interfaces.
UDP11 In the absence of distinct physical boundaries such as roads or rivers, require the provision of greenbelts to maintain separation distances between the Urban and Plains Production environment and also to separate distinctive urban areas.	Where a road or river does not provide the urban-rural edge, the design uses landscape and open-space treatments to achieve separation. At 150 Middle Road this includes larger and deeper lots, an approximately 5 m earth batter and rural fencing, while stormwater reserve areas provide substantial separation along parts of the western boundary. These measures perform the practical buffering function sought by UDP11.
UDP12 Encourage higher density development as both short and long term mechanisms to avoid adverse effects including the effects on versatile land.	The mix of conventional and smaller residential lots provides a more efficient use of the Site than a conventional low-density pattern and reduces the amount of land required per dwelling. This responds positively to the policy direction to use density as one means of limiting pressure on versatile land.
UDP14 In the District's main urban areas of Hastings, Flaxmere and Havelock North provide for greater building heights and density of development that are commensurate with the area's accessibility to commercial activities and community services and the relative demand for housing and business use in that particular location.	The proposed residential density is appropriate to the Site's proximity to Havelock North village, existing residential development, schools, community facilities and existing and potential active and public transport connections. Smaller lots are generally concentrated internally, with larger lots used toward external and rural interfaces.
UDP15 Direct higher density residential development within the existing urban area to the commercial centres, new urban development areas and medium density residential zones of Hastings, Havelock North and Flaxmere.	Higher-density opportunities are focused within the interior of the development, where they can be accommodated without compromising the treatment of external and rural interfaces. Although the Site is not currently zoned as an identified new urban development area, the proposed distribution of density reflects the spatial approach anticipated by UDP15.
2.5 Transportation Strategy	
Objectives	
Objective TS01: To establish and maintain a safe, efficient, and environmentally appropriate roading network which mitigates the adverse effects on the community.	The transport network has been designed to safely accommodate the additional movements generated by 317 residential lots while maintaining the efficient operation of the surrounding road network. Middle Road and Te Aute Road will be upgraded along the development



	frontage and the internal streets incorporate a low-speed design and traffic-calming measures. The Integrated Transport Assessment (Appendix 18) estimates approximately 270 vehicle trips in each peak hour and concludes that these movements can be accommodated without significant adverse network effects.
Objective TSO2: To protect the efficient operation of the roading network from the adverse effects of land uses, and any adverse traffic impacts associated with land use activities on the District's roads.	The same transport modelling and design work relevant to TSO1 also demonstrates that the surrounding road network can continue to operate efficiently. Intersection performance, road safety, access arrangements and frontage upgrades are addressed in the Integrated Transport Assessment (Appendix 18).
Objective TSO3: To promote the effective co-ordination and integration of roading development as well as other transportation networks in the region	The development has been planned as part of the wider Havelock North transport network rather than as a self-contained subdivision. The collector road will connect Middle Road and Te Aute Road, frontage upgrades integrate with existing facilities, and the network is capable of accommodating potential future public transport. Engagement with HDC and HBRC has also informed the transport response.
Objective TSO4: To provide for the effective, safe, and convenient use of alternative transport modes on the Heretaunga Plains	Walking and cycling are integral to the subdivision layout. Footpaths, shared paths and public pedestrian connections provide a connected active-mode network through the Site and link to existing facilities on Middle Road and Te Aute Road. Provision for potential future bus services further supports alternatives to private vehicle travel.
Policies	
TSP1 Ensure that when land use activities require to join or leave the roading network the efficiency or operation of the roading network is not adversely affected.	Vehicle access and the effect of additional traffic on the existing network have been specifically assessed in the Integrated Transport Assessment (Appendix 18). The proposed intersections, frontage upgrades and internal road layout are capable of accommodating the anticipated development traffic without materially affecting network efficiency.
TSP2 Minimise the exposure of the community to environmental effects of inappropriate or unnecessary traffic on different parts of the District's roading network.	The street hierarchy and access arrangements seek to direct traffic onto roads appropriate to its function and reduce unnecessary effects on existing residential areas. Construction traffic will also be managed through a Construction Traffic Management Plan, with heavy vehicles directed toward Te Aute Road and the rural road network where practicable to minimise effects on neighbouring residents and local road users.
TSP3 Progressively introduce environmental limits within the roading hierarchy to define the environmental standards that the roading hierarchy will be required to meet.	N/A – This policy relates to Council's progressive introduction of environmental limits within the District's roading hierarchy rather than the assessment of an individual subdivision.



TSP4 Allow identified land activities to establish on certain routes within the roading hierarchy.	N/A – This policy is principally concerned with identifying which land-use activities are appropriate to particular routes within the District's roading hierarchy.
TSP5 Work collaboratively with other agencies with transport responsibilities to achieve the integrated management of the effects of transportation networks.	The transport response has been developed through engagement with HDC and HBRC and considers the relationship between the Site and the wider transport network. Matters addressed include road-frontage upgrades, intersection design, pedestrian and cycle connections and provision for future public transport.
TSP6 Encourage the opportunity to utilise alternative transportation modes throughout the District.	A comprehensive walking and cycling network is incorporated into the development, with connections to facilities beyond the Site. The collector road has also been designed to accommodate future public transport services. Together, these measures improve the practical opportunity for residents to travel by modes other than private vehicle.
TSP12 Greenfield residential development should be located in such a way that avoids or manages reverse sensitivity effects arising from the use of the rail network.	N/A – The Site does not adjoin the rail network and the proposal will not give rise to reverse sensitivity effects on rail activities.
2.8 Rural Resource Strategy	
Objectives	
Objective RRSO1: To promote the maintenance of the life-supporting capacity of the Hastings District's rural resources at sustainable levels.	The proposal will permanently change the Site from predominantly rural land to urban residential use, and therefore does not maintain the rural resource in its existing form. The Productive Capacity Assessment (Appendix 14) identifies a combination of permanent and long-term constraints that materially limit productive potential, including soil wetness and waterlogging, shallow groundwater, drainage limitations, lack of irrigation allocation, fragmentation and proximity to sensitive activities. That evidence is central to the weight that should be given to the loss of rural land when considering RRSO1.
Objective RRSO2: To enable the efficient and innovative use and development of rural resources while ensuring that adverse effects associated with activities are avoided, remedied or mitigated.	Urban residential development is not itself a rural resource use, so there is some tension with the enabling focus of RRSO2. The relevant issue is whether the change in use can occur while adverse effects on the wider rural resource are appropriately avoided, remedied or mitigated. Productive-land, freshwater, groundwater, landscape, infrastructure and rural-interface effects have all been assessed through the specialist reporting accompanying the application.
Objective RRSO3 To enable the effective operation of primary production activities within established amenity levels in the rural areas of the Hastings District.	The ability for adjoining rural activities to continue operating has been specifically considered through the subdivision design and specialist assessments.



	The surrounding Plains Production zoned properties are predominantly used for rural-residential, lifestyle or community purposes rather than intensive productive activities. Nevertheless, the assessment has also considered the potential for reasonable rural activities to establish in the future. The Acoustics Assessment (Appendix 25) identifies that new residential receivers may result in some additional constraint on the future use of frost fans or bird-scaring devices on adjoining land. However, those activities are already substantially constrained by existing dwellings and other sensitive uses in the surrounding environment, and the additional effect is assessed as limited. Physical separation is also provided through the proposed interface treatments, including larger and deeper lots, the approximately 5 m batter adjoining 150 Middle Road, and stormwater reserve areas adjoining parts of the western boundary. Overall, the reasonable operation of adjoining rural activities is not expected to be materially compromised.
Objective RRSO4: To ensure that the natural, physical, and cultural resources of the rural area that are of significance to the Hastings District are protected and maintained.	The principal natural, physical and cultural resources associated with the Site have been identified and addressed through the design and supporting assessments. These include the Herehere Stream, groundwater and stormwater systems, productive soils, archaeological values and the relationship of mana whenua with the Site and receiving environment. While the rural land use will change, the key environmental and cultural values identified within the Site are protected or enhanced through the proposed response.
Policies	
RRSP1 Reflect the various characteristics and distribution of the rural resources to enable the sustainable management of these characteristics.	The Site has been assessed having regard to its actual physical and productive characteristics rather than relying solely on the Plains Production zoning. The Productive Capacity Assessment (Appendix 14) identifies significant long-term limitations to productive use and concludes that economically viable land-based primary production is not reasonably practicable.
RRSP2 Provide for a wide range of activities to establish, which complement the resources of the rural area, provided that the sustainability of the natural and physical resources of the area is safeguarded.	The proposed residential development is not a rural activity and therefore sits outside the primary focus of RRSP2. Its effects on the sustainability of the wider rural resource have nevertheless been assessed, including productive land, freshwater, groundwater, neighbouring rural activities and landscape character. The specialist reporting details that those effects can be appropriately managed.



RRSP3 To enable rural activities which might generate adverse effects, such as noise or smell, to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.	Potential reverse sensitivity effects have been assessed with particular regard to noise, dust, odour, agrichemical use and other effects associated with normal rural activities. Although the adjoining rural-zoned properties are presently characterised largely by rural-residential or non-productive uses, the design does not rely solely on their current use. Future reasonable rural activities have also been considered. The interface treatments and existing pattern of surrounding sensitive activities mean that the development is not expected to materially constrain accepted primary production practices on adjoining land. No-complaints consent notices are also proposed for relevant interface lots, requiring future residents to acknowledge and accept the effects of lawfully established activities within the adjoining Plains Production Zone.
RRSP4 Rural land close to urban areas or on primary collector, arterial or national traffic corridors will be managed to avoid sporadic and uncontrolled conversion to activities that will individually or cumulatively adversely affect the sustainability of the rural resource base and the efficiency of the road network.	RRSP4 seeks to avoid sporadic and uncontrolled conversion of rural land close to urban areas where this would undermine the rural resource base or the efficiency of the transport network. Middle Road is not sporadic or isolated development. It comprises a comprehensively planned 317-lot neighbourhood directly adjoining the existing Havelock North urban area, supported by integrated transport, three-waters infrastructure, stormwater management and open space. The Productive Capacity Assessment (Appendix 14) also concludes that the Site has limited long-term productive potential, while the Integrated Transport Assessment (Appendix 18) confirms that the surrounding road network can accommodate the additional traffic generated by the development. Accordingly, while the proposal converts rural-zoned land to urban use, it does not exhibit the fragmented or uncontrolled pattern of development that RRSP4 is principally seeking to avoid.
3.1 Tangata Whenua and Mana Whenua	
Objectives	
Objective TWO1: The expectations and aspirations of Tangata Whenua with Mana Whenua are acknowledged when making decisions on subdivision, land use and development, and the management of natural and physical resources throughout the Hastings District.	Mana whenua values have been considered through ongoing engagement with Tamatea Pōkai Whenua, including preparation of a Cultural Impact Assessment (Appendix 21). That engagement has identified particular values associated with the Herehere Stream, the wider Karamū catchment, mauri, mahinga kai and the relationship of mana whenua with freshwater. These matters have influenced the stormwater response, streambank enhancement, native riparian planting and proposed cultural monitoring.



	The application therefore recognises and responds to tangata whenua expectations and aspirations relevant to the subdivision and development of the Site.
Policies	
TW1 To develop a system of on-going consultation with Tangata Whenua relating to all resource management responsibilities of the Council with a particular need to focus on those matters in which Tangata Whenua have a particular interest.	Although TW1 is principally directed at Council's ongoing consultation responsibilities, the approach taken to the application reflects its intent. Engagement with mana whenua has occurred throughout the development of the proposal and has provided opportunities for cultural matters to inform both the design and the supporting technical assessments. This has been particularly relevant to freshwater management, the Herehere Stream and the proposed monitoring framework. The consultation undertaken is documented in the Consultation Report (Appendix 9) and Cultural Impact Assessment (Appendix 21).
TW2 To implement procedures for Tangata Whenua involvement in any development, proposed excavation or construction in and around historic sites of occupation or in the case of the discovery of any burial sites or Maori artefacts, to recognise the special Tangata Whenua relationship that exists. A protocol for the accidental discovery of sites is appended to this section of the Plan.	Archaeological and cultural discovery risks are addressed through the Archaeological Assessment (Appendix 17) and Archaeological Management Plan (Appendix 17A). No archaeological sites are currently recorded within the Site. The Archaeological Assessment nevertheless identifies the potential for previously unrecorded historic material to be encountered and recommends an archaeological authority. The Archaeological Management Plan establishes procedures for archaeological monitoring and accidental discoveries, including specific protocols where Māori archaeological material, taonga or kōiwi tangata are encountered. Those procedures require appropriate notification and involvement of hapū representatives before works recommence. This provides for tangata whenua involvement in the management of any archaeological or cultural material encountered during construction.
TW3 To acknowledge and recognise hapu management plans as a mutually appropriate means of achieving sustainable environmental outcomes.	Relevant hapū and iwi management documents have been considered as part of the planning and cultural assessment of the proposal, including provisions relating to freshwater, mauri, kaitiakitanga and mahinga kai. The design response to the Herehere Stream and wider receiving environment, together with the proposed cultural monitoring, reflects the environmental outcomes identified through that material and engagement with mana whenua. The proposal therefore recognises hapū management plans as an important component of the wider resource-management framework.
6.1 Plains Strategic Management Area	



Objectives	
PSMO1: The land based productive potential and open nature of the Plains environment is retained.	Both these objectives seek to retain the productive potential and open character of the Plains and ensure that settlement does not compromise the productive soil resource.
PSMO2: Settlements within the Plains environment do not compromise the productive nature of the soils	The proposed urbanisation of the Site does not achieve those outcomes in a literal sense. Residential development will permanently replace the existing rural environment and remove the land from future primary production. The significance of that conflict is, however, reduced in light of the Productive Capacity Assessment (Appendix 14), which identifies substantial permanent and long-term constraints affecting economically viable production, including soil wetness and waterlogging, drainage limitations, shallow groundwater, lack of irrigation allocation, fragmentation and surrounding sensitive activities. The Site also directly adjoins the existing Havelock North urban area and is proposed as a comprehensively planned extension rather than an isolated rural settlement.
Policies	
PSMP1 Require that the subdivision of land within the Plains Strategic Management Area shall be for the purpose of a land based productive use.	These policies anticipate subdivision, buildings and activities within the Plains Strategic Management Area remaining closely associated with land-based production and maintaining the open character of the Plains.
PSMP2 Require that activities and buildings in the Plains environment be linked to land based production and are of a scale that is compatible with that environment.	A 317 lot residential development is plainly inconsistent with that underlying land-use outcome.
PSMP3 Require that activities and buildings in the Plains environment do not compromise the open nature and amenity arising from land based production	The Productive Capacity Assessment (Appendix 14) is relevant to the weight to be placed on the conflict with the productive-land aspects of these policies, as it demonstrates that the Site's actual long-term productive capability is materially constrained. It concludes that economically viable land-based primary production is not reasonably practicable over the relevant long-term horizon, following consideration of a range of reasonably practicable alternatives to retain productive use. The Site's current use, comprising predominantly non-commercial grazing together with a small area of low-intensity orchard, is also consistent with those identified constraints, although current use is not determinative of future productive potential. That evidence does not remove the conflict with the productive-land direction of these policies, but is important when considering the significance of the productive resource being lost.



PSMP5 Establish clear and distinct urban boundaries to prevent incremental creep of urban activities into the Plains Production Zone.	The Site lies beyond the currently defined urban boundary and the development therefore departs from the urban-containment direction of PSMP5. That departure should be distinguished from incremental or sporadic urban creep. The entire 30.6 ha Site is proposed to be developed as a comprehensively planned neighbourhood adjoining the existing Havelock North urban area, with coordinated transport, infrastructure, stormwater and open-space provision. The policy tension remains, but the form of development is materially different from the ad hoc urban expansion that the policy is principally intended to prevent.
6.2 Plains Production Zone	
Objectives	
Objective PPO1: To ensure that the versatile land across the Plains Production Zone is not fragmented or compromised by building and development.	These provisions seek to protect versatile land from fragmentation and retain its potential for productive and sustainable use.
Objective PPO2: To provide for flexibility in options for the use of versatile land.	Subdivision into 317 residential lots will permanently remove the Site from primary production and is therefore inconsistent with that underlying outcome. The Productive Capacity Assessment (Appendix 14) concludes, however, that economically viable land-based primary production is not reasonably practicable over the relevant long-term horizon. In particular, the combined effects of waterlogging, drainage constraints, shallow groundwater, lack of irrigation allocation, fragmentation and surrounding sensitive activities materially limit the practical productive potential of the Site. That evidence does not remove the policy conflict, but is important when considering the significance of the productive resource being lost.
Objective PPO3: To retain the rural character and amenity values of the Plains Production Zone.	The existing rural character and open nature of the Site will be replaced by an urban residential environment. These provisions therefore weigh against the development. The transition has nevertheless been carefully managed through the masterplan and Landscape Concept Report (Appendix 23), including substantial street and reserve planting, enhancement of the Herehere Stream corridor and specific landscape and fencing treatments along the remaining rural interfaces. Those measures manage the effects of the change in character, but do not retain the existing Plains Production character itself.



Objective PPO4: To enable the operation of activities relying on the productivity of the soil without limitation as a result of reverse sensitivities.	Potential reverse sensitivity effects have been specifically assessed. The adjoining Plains Production zoned properties are presently dominated by rural-residential, lifestyle or community uses rather than intensive productive activities. The assessment has nevertheless considered the potential for reasonable primary production activities to occur in the future. The Acoustics Assessment (Appendix 25) identifies some additional constraint on the potential future use of crop-protection devices such as frost fans and bird-scaring devices. However, the surrounding land is already substantially constrained by existing dwellings, the Village Baptist Church and the James Wattie Retirement Village, and the additional effects are limited. Physical separation is also provided through larger lots, the approximately 5m earth batter adjoining 150 Middle Road, fencing and stormwater reserve areas. No-complaints covenants are also proposed for relevant interface lots, requiring future residents to acknowledge and accept the effects of lawfully established activities within the adjoining Plains Production Zone and providing an additional mechanism to reduce the potential for those activities to be constrained by future residential occupation. On balance, reasonable existing and future rural activities are not expected to be materially compromised.
Objective PPO6: To provide for Existing Regional Infrastructure facilities that contribute to the transport and service network.	N/A – The application does not concern the protection or operation of existing regional infrastructure within the Plains Production Zone.
Objective PPO7: To ensure the Integrated management of the land and water resources on the Heretaunga Plains.	Land and water resources have been assessed in an integrated manner. The stormwater design responds to the existing catchments and floodplain, groundwater interactions have been modelled, and the Herehere Stream will be retained and enhanced. Construction discharges will also be managed through comprehensive erosion and sediment controls. This integrated approach responds positively to PPO7.
Objective PPO8: To recognise and provide, as scheduled activities, land uses that are long established on a site, or previously zoned industrial sites, that have a proven economic benefit to the community	N/A – The development does not rely on the scheduled-activity provisions for long-established activities or previously industrial land.
Objective PPO9: To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.	Protection of the Heretaunga Plains groundwater resource is incorporated into the design. Stormwater treatment, contaminated-land remediation, erosion and sediment controls and appropriate decommissioning of affected existing bores will reduce potential contaminant



	pathways. Temporary dewatering and permanent shallow-groundwater interception have also been separately assessed in the Groundwater Assessment (Appendix 13). These measures address the groundwater-protection outcome sought by PPO9.
Objective PPO10: To recognise the unique soil and climatic characteristics and the uniform land use of the Roys Hill area of the District.	N/A – The Site is not within the Roys Hill area.
Objective PPO11: To recognise and provide for tangata whenua's cultural and physical relationship with their land.	The cultural relationship of tangata whenua with the Site and receiving environment has been recognised through engagement with Tamatea Pōkai Whenua and preparation of the Cultural Impact Assessment (Appendix 21). The Herehere Stream has been a particular focus, with freshwater health, mauri, mahinga kai, riparian enhancement and cultural monitoring incorporated into the development response.
Policies	
PPP1 Encourage the amalgamation of existing Plains Production Zone lots into larger land parcels.	The subdivision does not promote amalgamation of Plains Production lots into larger productive holdings and therefore does not align with PPP1. However, the Productive Capacity Assessment (Appendix 14) specifically considers amalgamation and concludes that it would not overcome the other permanent and long-term constraints affecting productive viability.
PPP3 Limit the number and scale of buildings (other than those covered by Policy PPP4) impacting on the versatile soils of the District.	These policies seek to limit the extent of buildings and residential development occupying versatile soils.
PPP5 Recognise that residential dwellings and buildings accessory to them are part of primary production land use but that the adverse effects of these buildings on the versatile land of the Plains production Zone are managed by specifying the number and size of the buildings that are permitted.	The scale of residential development proposed goes well beyond that contemplated within the Plains Production Zone and therefore conflicts with these provisions. This is a consequence of the fundamental land-use change sought through the application rather than an individual design effect that can be mitigated.
PPP7 Establish defined urban limits to prevent ad hoc urban development into the Plains Production Zone	The Site lies outside the defined urban limits and the development is therefore contrary to the strict containment direction of PPP7. It is, however, contiguous with the existing Havelock North urban area and has been comprehensively planned rather than occurring as ad hoc development within the wider Plains.



PPP11 Require that any subdivision within the Plains Production Zone does not result in reducing the potential for versatile land to be used in a productive and sustainable manner.	See assessment above under PPO1 and PPO2.
PPP13 Require that any new development or activity is consistent with the open and low scale nature that comprises the rural character and amenity of the Plains Production Zone.	See assessment above under PPO3.
PPP14 Require that any new activity locating within the Plains Production Zone shall have a level of adverse effects on existing lawfully established land uses that are no more than minor.	See assessment above under PPO4.
PPP15 Noise levels for activities should not be inconsistent with the character and amenity of the Plains Production Zone.	Operational and construction noise effects have been assessed in the Acoustics Assessment (Appendix 25). Construction noise will comply with the applicable District Plan standards through appropriate working hours, separation distances, acoustic screening and implementation of the Construction Noise and Vibration Management Plan (Appendix 25A). Operational noise from the proposed wastewater pump station is also predicted to comply with the applicable daytime and night-time limits. Noise effects can therefore be managed to an appropriate level.
PPP16 Require that any activity locating within the Plains Production Zone will need to accept existing amenity levels and the accepted management practices for land based primary production activities.	See assessment above under PPO4.
PPP19 Work collaboratively with the Hawke's Bay Regional Council to manage land uses that impact on water quality and quantity.	While this policy is primarily directed at collaboration between HDC and HBRC, land-use effects on water quality and quantity have been addressed through the integrated district and regional consenting process and the supporting stormwater and groundwater assessments.
PPP26 To provide for the development and maintenance of marae in rural locations in recognition of their cultural significance and taking into account the adverse effects on rural character.	N/A – The development does not involve the establishment or expansion of a marae.
15.1 Natural Hazards	
Objectives	



Objective NHO1 Minimisation of the effects of natural hazards on the community and the built environment.	Flooding, liquefaction, lateral spreading and slope stability have been assessed through the Geotechnical Investigation Report (Appendix 12) and supporting stormwater and flood modelling.
Objective NHO2 To avoid increasing the risk to people, property, infrastructure and the environment from the effects of natural hazards.	The Geotechnical Investigation Report (Appendix 12) identifies elevated latent risk for some hazards, but concludes that appropriate engineering measures can reduce the residual risk to acceptable levels. These measures include foundation design, ground improvement where required, landform and finished-floor controls, and stabilisation of the Herehere Stream bank. Flood risk has similarly informed the stormwater basins, retention of floodplain storage, attenuation and finished levels. The development has therefore been designed around the identified hazard constraints rather than treating them as an afterthought.
Objective NHO3 To seek greater integration and greater consistency in hazard management approaches across the region.	The natural-hazard assessment applies the current risk-based approach established through national direction and is supported by specialist geotechnical and flood investigations. This assists in providing a consistent and integrated approach to hazard management across the Site.
Objective NHO4 To provide public access to the most up-to-date hazard information available.	N/A – These objectives relate primarily to Council's provision of hazard information and community awareness rather than the assessment of an individual development.
Objective NHO5 To enhance the community's awareness and understanding of natural hazards.	
Policies	
NHP1 Continual monitoring of hazard trends and changing risks to determine hazard management effectiveness over time.	N/A – This policy relates to ongoing monitoring of hazard trends by the relevant authorities.
NHP2 Manage land use activities in identified natural hazard areas where communities and resources are potentially at risk.	The Site contains identified flood and geotechnical hazard areas and has therefore been assessed and designed accordingly. The Geotechnical Investigation Report (Appendix 12) and stormwater assessments establish the mitigation and design measures required to make the land suitable for residential development.



NHP3 Adopt and promote the best practicable options (including mitigation or the 'do nothing' option) in the management of areas of existing development actually or potentially at risk from natural hazards.	N/A – This policy is principally directed at the management of existing development already located within areas subject to natural hazard risk.
NHP4 Adopt and promote an avoidance approach to development located within areas of significant natural hazard risk, rather than mitigation or remedial measures.	The Site is subject to existing flood hazard, with parts of the land located within the modelled 1% AEP floodplain. The development has been designed in direct response to this constraint so that future residential development is located outside the modelled floodplain, rather than relying solely on mitigation of flood effects after development occurs. The proposed landform and stormwater system retain the necessary floodplain storage within the Site, provide detention and attenuation of stormwater flows, and establish appropriate finished levels for residential development. Flood modelling also demonstrates that the development will not materially increase flood risk on surrounding land. Other identified natural hazards, including liquefaction, lateral spreading and slope instability, have been assessed in the Geotechnical Investigation Report (Appendix 12) and can be reduced to Low residual risk through the proposed engineering and design measures. Accordingly, the proposal adopts an avoidance-led response to significant natural hazard risk, particularly in relation to flooding, while appropriately managing the remaining residual risks associated with development of the Site.
NHP5 Restrict the establishment of activities which have the potential to increase the extent to which natural hazards have, or may have, an effect on human life or the natural and built environment.	The proposed subdivision is not expected to materially increase natural hazard risk on surrounding land. Flood modelling has informed the proposed landform and stormwater system so that existing floodplain storage is maintained and off-site effects are appropriately managed. Streambank stabilisation and geotechnical controls similarly avoid creating additional instability beyond the Site.
NHP6 Ensure that subdivision, land use activities or other new development is located and designed so as to avoid the need for further natural hazard mitigation activities.	Hazard management has been incorporated into the initial design rather than relying on future reactive works. Finished levels, stormwater detention, floodplain storage, foundation requirements and streambank stabilisation form part of the development itself. This reduces the likelihood that additional hazard-mitigation works will be required once the neighbourhood is established.
NHP7 Assist in developing a Regional database that identifies areas at risk from natural hazards and levels of risk.	N/A – This policy relates to development of the regional natural-hazard database.



NHP8 Allow Public Bodies exercising their statutory powers to carry out natural hazard mitigation activities.	N/A – This policy relates to natural-hazard mitigation works undertaken by public bodies exercising statutory powers.
NHP9 When hazard mitigation techniques are undertaken that reduce the risks of natural hazards the provisions of the Hastings District Plan should reflect this.	N/A – This policy relates to subsequent changes to the District Plan where hazard-mitigation works alter the level of risk.
NH10 In considering Plan Change Requests and applications for Resource Consent on sites that may be subject to natural hazards, consideration will be given to the provisions of the Hawke's Bay Civil Defence Emergency Management Group Plan to ensure a comprehensive assessment of the risks to individuals and the community occurs.	The application is supported by detailed, site-specific geotechnical and flood-risk information sufficient to enable a comprehensive assessment of risks to future residents, surrounding properties and infrastructure. The Geotechnical Investigation Report (Appendix 12) and stormwater assessments therefore provide the principal technical information required to inform decision-making under NH10.
25.1 Noise	
Objectives	
Objective NSO1 To manage the emission and mitigate the adverse effects of noise so as to maintain or enhance the acoustic environment	Construction and operational noise have been assessed in detail in the Acoustics Assessment (Appendix 25).
Objective NSO2 To ensure the adverse effects of noise do not unreasonably affect people's health.	Construction noise and vibration will be managed through specified working hours, separation distances, acoustic screening, communication with neighbours and a Construction Noise and Vibration Management Plan (Appendix 25A). The assessment concludes that the applicable District Plan construction noise standards can be met. Operational noise from the wastewater pump station has also been modelled and is predicted to comply with the applicable day- and night-time noise limits at surrounding residential sites. These measures provide an appropriate basis for maintaining a reasonable acoustic environment and protecting neighbouring residents from unreasonable noise.
Policies	
NSP1 Control the emission levels of noise throughout the District, based on existing ambient noise and accepted standards for noise generation and receipt.	The assessment applies the relevant District Plan noise standards and recognises the different acoustic expectations across residential and Plains Production environments. Particular consideration has also been given to the interface between new residential activities and adjoining rural land. The Acoustics Assessment (Appendix 25) concludes that the resulting noise environment can be appropriately managed.



NSP2 Manage the interface of different land use zones to protect the aural environment of residential and other less noisy areas of the District.	The new residential environment has been designed with regard to existing rural and other surrounding noise sources, while operational noise generated within the development will be subject to the applicable standards. This addresses both sides of the zone-interface issue contemplated by NSP2.
NSP5 Noisy construction and demolition activities will be allowed subject to restrictions to ensure the protection of the community from unreasonable noise.	Construction will involve demolition, vegetation clearance, bulk earthworks, infrastructure works, piling, roading and building activity over an extended period. A Construction Noise and Vibration Management Plan will establish the detailed procedures required to manage these effects, including working hours, communication, mitigation, monitoring and complaint-response procedures. Construction noise can therefore be managed within the limits anticipated by NSP5.
NSP6 Provide for noisy activities of limited duration and frequency which are of importance to the community, subject to appropriate controls.	Some construction activities will generate relatively high noise levels for short periods. These activities are temporary and necessary to establish the development. The proposed limits, working hours and management procedures provide appropriate controls so that those temporary effects do not become unreasonable.
26.1 Transport and Parking	
Objectives	
Objective TPO1: Ensure that land uses and new subdivision are connected to the transportation network in a manner that provides for the efficient and sustainable movement of people and goods in a safe manner.	The subdivision will connect directly to Middle Road and Te Aute Road through a legible internal street network. The Integrated Transport Assessment (Appendix 18) concludes that the development can be safely and efficiently accommodated by the surrounding transport network and that the additional traffic does not create significant adverse network effects.
Objective TPO2: Enable land in urban areas to be used for higher value purposes other than car parking by no longer regulating car parking provision other than accessible parking in the district plan.	The District Plan does not require minimum residential car-parking provision. Individual residential lots are nevertheless capable of accommodating off-street parking where desired, while kerbside parking is incorporated into the street design. This allows land within the development to be used efficiently without unnecessary minimum parking requirements.
Objective TPO3: To achieve sustainable transport modes, including walking, cycling and public transport.	Walking and cycling are integral to the transport framework. Footpaths, shared paths and public accessways provide connections through the Site and into the existing network on Middle Road and Te Aute Road. A new pedestrian bridge across



	the Herehere Stream will provide an additional active-mode connection through the northern part of the development, improving internal connectivity and access toward the wider Havelock North network. The collector road has also been designed to accommodate potential future bus services. The development therefore provides practical opportunities for travel by modes other than private vehicle.
Objective TPO4: To maintain a transport network that supports the social and economic wellbeing of the District while avoiding adverse effects on the natural and physical environment and on the safety of the travelling public.	The Integrated Transport Assessment (Appendix 18) has considered network capacity, road safety, intersection performance, active modes and construction traffic. The proposed road upgrades and internal layout allow the additional transport demand to be accommodated while maintaining the safe and efficient operation of the wider network.
Policies	
TPP1 Ensure that subdivision and land use are integrated with the transport network and that the traffic effects are mitigated, including through the use of sustainable transport modes.	Land use and transport have been planned together. The internal road hierarchy, external intersections, frontage upgrades and active-mode connections have been designed around the anticipated residential yield and traffic generation, with the relevant effects and mitigation addressed in the Integrated Transport Assessment (Appendix 18).
TPP2 Ensure that bus parking is integrated into the road network for new comprehensive commercial developments and for new greenfield residential developments.	The collector road has been designed to accommodate potential future bus services through the neighbourhood. The detailed location of future bus stops and associated facilities can be developed with HDC and HBRC as the public transport network evolves.
TPP3 Increase the use of sustainable transport modes to mitigate the effects of traffic.	The connected pedestrian and cycle network, proximity to Havelock North village and provision for future public transport all provide realistic opportunities to reduce reliance on private vehicles.
TPP4 Protect the strategic transport networks from inappropriate development.	The traffic assessment identifies no significant adverse effect on the strategic transport network arising from the development. The anticipated peak-hour movements can be accommodated by the surrounding network, subject to the proposed frontage and intersection treatments.
TPP5 Require turning areas on sites where road safety may be compromised by vehicles reversing onto or off the site.	Road and access design provides appropriate opportunities for vehicles to manoeuvre safely without creating unnecessary reversing movements onto higher-order roads.



	Detailed vehicle tracking and access design are addressed in the Integrated Transport Assessment (Appendix 18).
TPP6 Control the width and position of access points to each property to minimise the adverse effects of manoeuvring and queuing vehicles, the potential effects on pedestrian safety and the effects on streetscape amenity.	Vehicle-crossing width, location, visibility and interaction with pedestrian facilities have been assessed through the subdivision design and Integrated Transport Assessment (Appendix 18). These controls minimise conflicts between vehicles, pedestrians and the streetscape.
TPP7 Subdivision and land use associated with new greenfield development should mitigate the reverse sensitivity effects from adjacent national roads and the rail network.	N/A – The Site does not adjoin a national road or the rail network and will not create reverse sensitivity effects on those networks.
TP12 Ensure linkages and facilities are available to enable the provision for alternative modes.	Shared paths, footpaths and pedestrian accessways are distributed throughout the Site and connect with existing facilities beyond the development.
TPP14 Ensure that infrastructure associated with alternative transport modes is safe, convenient and accessible to all sectors of the community.	The network has been designed to provide safe, convenient and accessible movement for pedestrians and cyclists of different ages and abilities.
TPP15 To identify the functions of roads to manage the effects in relation to land use and the environment.	A clear road hierarchy is proposed, including collector roads, local access roads and JOALs, with different cross-sections and functions responding to anticipated traffic volumes and adjoining land uses.
TPP16 To promote standards for public roads, private roads, and accessways to ensure that they are of a design that is appropriate for the function that they serve.	The Integrated Transport Assessment (Appendix 18) confirms that the road design is appropriate to the intended function of each corridor and can be developed in accordance with the relevant engineering standards.
27.1 Earthworks, Mineral, Aggregate and Hydrocarbon Extraction	
Objectives	
Objective EMO1: To enable earthworks within the Hastings District while ensuring that the life-supporting capacity of soils and ecosystems are safeguarded and adverse effects on landscapes and human health and safety are avoided, remedied or mitigated.	Substantial earthworks are required to establish the residential lots, roads, stormwater basins and infrastructure. Potential effects on soils, freshwater, adjoining properties and amenity will be managed through staged earthworks, erosion and sediment controls, progressive stabilisation, dust management and construction management procedures. Contaminated soils will be separately managed in accordance with the Remediation Action Plan (Appendix 16), which identifies four discrete remediation areas comprising approximately 3.7% of the development area.



	The earthworks can therefore be undertaken while appropriately safeguarding environmental and human-health values.
Objective EMO2: To ensure that investigations into the Hastings District's mineral resources, and their utilisation, occur in such a manner that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects on the environment are avoided, remedied or mitigated.	N/A – The application does not involve mineral prospecting or extraction.
Objective EMO3: The water quality and life supporting capacity of the Heretaunga Plains Unconfined Aquifer Water Resource is not compromised by the effects of land use activities occurring over it, including activities associated with the extraction of oil and gas.	Protection of the Heretaunga Plains groundwater resource has informed the earthworks and contamination response. The Remediation Action Plan (Appendix 16) establishes controls for contaminated soil, sediment, groundwater and unexpected contamination, while existing bores affected by the works will be appropriately decommissioned. These measures reduce the potential for land disturbance to compromise groundwater quality.
Objective EMO4: To enable the efficient and economic use and extraction of the District's mineral resources to be protected from reverse sensitivity effects of potentially conflicting future land use development, in order to contribute to the social and economic wellbeing of Hastings District.	N/A – The application does not involve mineral extraction or establish sensitive activities adjacent to an existing mineral resource operation.
Objective EMO5: To ensure that earthworks and mineral extraction do not compromise outstanding natural features, historic heritage and cultural heritage features (including archaeological sites).	Archaeological values have been specifically assessed in the Archaeological Assessment (Appendix 17). No archaeological sites are presently recorded within the Site, although there is a moderate likelihood of pre-1900 historic archaeology surviving near the adjoining historic villa. An archaeological authority is therefore sought and an Archaeological Management Plan (Appendix 17A) establishes monitoring and discovery procedures. This provides an appropriate framework for managing potential heritage effects from earthworks.
Policies	
EMP1 Require the repasture or revegetation of land where vegetation is cleared in association with earthworks, prospecting and extraction of aggregates or other minerals.	Disturbed areas will be progressively stabilised during construction, while permanent planting will be established within reserves, streets, stormwater areas and the Herehere Stream corridor. These measures will limit erosion and restore vegetation cover following earthworks.



EMP2 To avoid duplication in regulation by District Plan Rules and Standards where earthworks activities are already subject to regulatory assessment.	N/A – This policy is principally concerned with avoiding duplication between District Plan controls and other regulatory regimes.
EMP3 Protection of productive soils within the District from large-scale stripping, stockpiling, alteration and removal to ensure the land can still support a range of productive land uses.	The earthworks will fundamentally alter soils presently identified as productive and therefore do not achieve the policy's preference for retaining productive soils for future rural use. The Productive Capacity Assessment (Appendix 14) is relevant to the weight of this conflict, as it concludes that the Site is subject to permanent and long-term constraints that materially limit economically viable primary production.
EMP4 Allow earthworks and the prospecting of minerals where the adverse effects on the environment will be minor.	The earthworks are substantial in scale rather than a minor land-disturbance activity. Nevertheless, the supporting technical assessments identify established methods for managing the resulting effects, including erosion and sediment control, dust management, geotechnical supervision, contaminated-land remediation and progressive stabilisation. Subject to those controls, the adverse environmental effects of the earthworks can be appropriately managed.
EMP5 Control earthworks, exploration and mining activities to ensure that any adverse effects on the natural and physical environment, and the amenity of the community, adjoining land uses and culturally sensitive sites are avoided, remedied and mitigated.	A suite of construction controls is proposed to address effects on the natural and physical environment, neighbouring land and community amenity (Volume 3). These include the Construction Environmental Management Plan, Erosion and Sediment Control Plan, Construction Noise and Vibration Management Plan, Construction Traffic Management Plan and Remediation Action Plan, together with geotechnical and ecological requirements.
EMP14 Historic Heritage Features will be protected from the effects of earthworks and mining activities	Potential archaeological effects are addressed through the Archaeological Assessment (Appendix 17), archaeological authority and Archaeological Management Plan (Appendix 17A). Works in areas of archaeological potential will be monitored as required, with clear stop-work and notification procedures where archaeological material, taonga or kōiwi tangata are encountered.
30.1 Subdivision and Land Development	
Objectives	



Objective SLD01: To enable subdivision of land that is consistent with each of the Objectives and Policies for the various SMA, Zones, Precincts, or District Wide Activities in the District Plan.	There is a recognised tension with this objective because the proposed urban subdivision is contrary to a number of the existing Plains Production Zone objectives and policies. Those conflicts are identified above, particularly in relation to productive land, rural character and the defined urban limits. However, the significance of the productive-land conflict must be considered in light of the Site-specific evidence. The Productive Capacity Assessment (Appendix 14) concludes that economically viable land-based primary production is not reasonably practicable over the relevant long-term horizon, while the Economics Assessment (Appendix 27) identifies a need for additional greenfield housing capacity within Hastings District. The application must therefore be considered as a non-complying urban development proposal on its merits, informed by the detailed evidence regarding productive capacity, housing demand, servicing, environmental effects and the Site's relationship with the existing Havelock North urban area. That evidence does not remove the identified District Plan conflicts, but is important when considering their significance in the overall assessment of the proposal.
Objective SLD02: To ensure that sites created by subdivision are physically suitable for a range of land use activities allowed by the relevant Section Rules of the District Plan.	The specialist assessments demonstrate that the proposed residential lots can be made physically suitable for their intended use. Geotechnical constraints can be addressed through appropriate foundation and earthworks design, natural hazards can be reduced to acceptable residual levels, and contaminated soils can be remediated to the required residential standard. While urban residential use is not anticipated by the existing Plains Production zoning, the land itself can be made physically suitable for the residential activities proposed.
Objective SLD03: Avoid subdivision in localities where there is a significant risk from natural hazards.	The subdivision has been specifically designed around the natural hazards affecting the Site. The Geotechnical Investigation Report (Appendix 12) identifies appropriate measures for liquefaction, lateral spreading and slope stability, while flood risk is managed through the proposed landform, stormwater basins, floodplain storage and finished levels. The resulting residual risks are considered suitable for residential development.
Objective SLD04: To ensure that land which is subdivided is, or can be, appropriately serviced to provide for the likely or anticipated use of the land, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.	A comprehensive servicing strategy has been developed for water supply, wastewater, stormwater, transport and utilities. Wastewater will connect to the public network through a new on-site pump station and associated storage. Stormwater will be managed through the proposed treatment and detention system.



	The potable water solution continues to be progressed with HDC, and residential connections will not occur until HDC confirms that an acceptable supply solution is available. This provides a clear pathway for the subdivision to be appropriately serviced without overstating the current status of the potable water solution.
Objective SLD05: To ensure that reverse sensitivity effects are avoided where practicable, or mitigated where avoidance is not practicable.	Reverse sensitivity has been assessed in relation to adjoining rural-zoned land. The subdivision layout incorporates larger lots, setbacks, earthworks, stormwater reserves and fencing treatments at relevant rural interfaces. The Acoustics Assessment (Appendix 25) also considers potential effects from rural noise sources and concludes that additional constraints on neighbouring land would be limited.
Objective SLD06: To create, link, maintain, and enhance, public access to and along the margins of the District's identified significant waterbodies in a manner that is compatible with the preservation of conservation values and adjoining land uses.	To the extent this objective is relevant to the Herehere Stream, public access and connectivity will be enhanced. The open-space and pedestrian network provides access through the northern part of the development, including a pedestrian connection across the Herehere Stream, while riparian enhancement will improve the amenity and ecological quality of the corridor.
Objective SLD07: To enable limited lifestyle subdivision for Cyclone Gabrielle affected landowners to provide a permanent housing option where the ability to undertake residential activity has been permanently surrendered.	N/A – The subdivision does not involve the special lifestyle-subdivision provisions for Cyclone Gabrielle affected landowners.
Policies	
SLDP4 Ensure that land being subdivided, including any potential structure on that land, is not subject to material damage by the effects of natural hazards.	Natural-hazard risks have been incorporated into the subdivision design and the associated mitigation has been assessed for potential off-site effects.
SLDP5 Ensure that any measures used to manage the risks of natural hazards do not have significant adverse effects on the environment.	The landform, stormwater system, foundation requirements and streambank stabilisation will reduce hazard risk without transferring significant adverse effects to neighbouring land.
SLDP8 Ensure provision of onsite services for water supply, wastewater disposal and stormwater disposal for sites outside of the reticulated urban areas unless the provision of reticulated services is identified as an appropriate work to mitigate adverse effects on the environment.	Although the Site is presently outside the reticulated urban area, the development is proposed to be serviced through extensions and connections to reticulated infrastructure rather than individual on-site wastewater or stormwater systems. This is the appropriate servicing response for the scale and urban nature of the subdivision.
SLDP9 Ensure that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each site for an alternative water supply or method of wastewater disposal or stormwater disposal, which	N/A – Individual on-site wastewater and stormwater disposal systems are not proposed.



can protect the health and safety of residents and can avoid any significant adverse effects on the environment.	The potable water network will likewise be reticulated, although residential connections are subject to confirmation by HDC that an acceptable public supply solution is available.
SLDP10 Require the provision of safe and practicable access for pedestrians and vehicular traffic from a public road to each site.	Safe and practicable pedestrian and vehicle access will be provided to all residential lots through the proposed public roads, accessways and JOALs. The Integrated Transport Assessment (Appendix 18) confirms that the access arrangements are appropriate for the proposed development.
SLDP11 Ensure that roads provided within subdivision sites are suitable for the activities likely to establish on them and are compatible with the design and construction standards of roads in the District Transport Network which the site is required to be connected to.	The internal road hierarchy has been designed having regard to the function and anticipated use of each road. Collector roads, local access roads and JOALs have different cross-sections and design treatments, while frontage upgrades provide appropriate integration with Middle Road and Te Aute Road.
SLDP14 Ensure that earthworks associated with providing vehicle access, building platforms or services on land being subdivided will neither detract from the visual amenities of the area, nor have adverse environmental impacts, such as dust, or result in the destruction of heritage sites (include archaeological sites), cause natural hazards, or increase the risk of natural hazards occurring.	Earthworks required for roads, building platforms and services have been assessed across geotechnical, landscape, noise, dust, archaeological and natural-hazard considerations. Construction effects will be managed through the relevant management plans, while the Archaeological Management Plan (Appendix 17A) provides specific protection for any archaeological material encountered during land disturbance.
SLDP15 Ensure that subdivision or developments do not result in adverse effects on the environment by requiring upon subdivision or development a means of connection to a water supply and services for the disposal of wastewater and stormwater.	Reticulated wastewater, stormwater, water supply and utility infrastructure form part of the subdivision design. The proposed stormwater system provides treatment and attenuation, wastewater has a defined connection and capacity-management pathway, and potable water connections will only occur once an acceptable supply solution has been confirmed by HDC.
SLDP16 To ensure that, when assessing the subdivision of existing sites, potential reverse sensitivity effects are considered and avoided where practicable or otherwise mitigated.	Potential reverse sensitivity effects have been considered throughout the layout of the subdivision. The remaining rural interfaces incorporate greater lot depth, separation through stormwater reserves, earthworks and fencing, while the Acoustics Assessment (Appendix 25) has considered potential future rural noise activities. These measures appropriately reduce the potential for future residential occupation to constrain reasonable adjoining rural activities.