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Appendices

Please refer to Volume 2 Residential South AEE and supporting appendices.

1.0 Overview

The national direction instruments objectives and policies assessment has been completed for the Southern Links 1 – Residential South portion of the substantive fast track application, including all key components of the Residential South proposal such as residential development, neighbourhood centre, infrastructure, and open space. The assessment focuses on relevant national direction and, in particular, the applicable objectives and policies. Where full national direction instruments or specific objectives and policies have not been addressed, this reflects their lack of relevance to the proposal. Further detail, including broader commentary and assessment, is provided in **Volume 2** of the AEE.

1.1 National Policy Statement for Freshwater Management 2020

Provision	Comment
Objective: The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The proposal has been designed to respond to the hierarchy of obligations in the NPS-FM by giving first priority to the health and well-being of water bodies and freshwater ecosystems, while also providing for human health needs and the social, economic and cultural well-being of people and communities. The Residential South site lies within the Mangakōtukutuku catchment and contains the upper tributary of the Mangakōtukutuku Stream, a network of artificial farm drains and two natural inland wetlands. The freshwater response is integrated into the masterplan. The upper tributary and Drains A and B will be retained and enhanced within a permanent blue-green network, including widened riparian corridors, indigenous planting, habitat enhancement and improved ecological connectivity. The Ecological Impact Assessment (EclA) (refer to Residential South - Appendix 23)

Provision	Comment
	identifies these retained watercourses as having moderate ecological value and supporting indigenous freshwater fish. The proposal will also remove approximately 684 m of lower-value artificial drains, with fish salvage and relocation and fish-passage measures applied through the Fish Management Plan. Stormwater is managed through an integrated Water Sensitive Urban Design treatment train described in the Stormwater Management Plan (Residential South - Appendix 14). Each residential lot will include a 5,000 L rainwater harvesting tank, with overflow and hardstand runoff directed to soakage before entering the piped network. Six constructed stormwater wetlands will provide treatment, extended detention and attenuation before controlled discharge. The system is designed to achieve 75% total suspended solids removal and to maintain or improve the hydraulic and environmental performance of the receiving environment. The proposal also addresses natural inland wetlands. Wetland B, the floodplain wetland associated with the Mangakōtukutuku Stream, will be retained and protected. Wetland A is a small, highly modified 285 m² pasture wetland dominated by exotic species and affected by stock access. Its loss is acknowledged and is addressed through the effects-management and residual effects framework, including creation of approximately 285 m² of native wetland habitat within the enhanced Mangakōtukutuku Stream reserve, restoration planting, pest management and monitoring. The EclA identifies the proposed compensation package as capable of delivering a net positive ecological outcome. Human health needs are provided for through reticulated potable water and wastewater servicing. Potable water will be supplied under the separately approved SL1 Consortium Waikato River take (refer to Residential South - Appendix 31), rather than through a new take sought by this application. Overall, the proposal places freshwater health at the forefront of the design and effects-management response while enabling approximately 938 homes and associated community infrastructure.

Provision	Comment
	It is therefore considered generally consistent with the NPS-FM Objective and the hierarchy of obligations expressed through Te Mana o te Wai.
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater bodies protects the health and well-being of the wider environment. The proposed residential portion of the development has been designed and planned to embody the principles of Te Mana o te Wai through integrated land and water management, ecological restoration, and cultural engagement. The upper tributary of the Mangakōtukutuku Stream and Drains A and B will be retained and enhanced within a permanent blue-green network. Riparian restoration, indigenous planting, habitat enhancement, stormwater treatment and pest management will improve shading, bank stability, water quality and ecological connectivity compared with the existing pastoral environment. Stormwater will be managed through on-lot rainwater harvesting and soakage, a piped network and six constructed wetlands providing treatment, extended detention and attenuation before discharge to the receiving environment. Construction effects will be managed through erosion and sediment controls and requirements to maintain stream and drain flows during dewatering. The proposal also recognises the relationship of tangata whenua with wai. Extensive engagement with the SL1 Tangata Whenua Working Group and preparation of the Cultural Impact Assessment (Residential South - Appendix 24) have informed the stormwater philosophy, riparian and landscape planting, ecological restoration and opportunities for ongoing cultural involvement. The proposal therefore responds to Te Mana o te Wai not only through engineering controls, but through restoration, kaitiakitanga and integrated management of wai, whenua and taiao.

Provision	Comment
	While the proposal includes the loss of the small, degraded Wetland A, this effect is expressly recognised and addressed through the effects management and compensation framework, including creation of replacement native wetland habitat within the Mangakōtukutuku Stream reserve and enhancement of retained freshwater features. Taken as a whole, the proposal is considered 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.	Tangata whenua have been actively involved throughout the development of the wider SL1 project and the Residential South proposal. Engagement has been undertaken through the SL1 Tangata Whenua Working Group, comprising representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato-Tainui. The Cultural Impact Assessment (Residential South - Appendix 24) identifies the wider SL1 area as a culturally significant landscape and recognises the enduring relationships of tangata whenua with the whenua, waterways, wetlands, ecological systems and wider taiao. This engagement has informed the freshwater response, including the stormwater philosophy, protection and enhancement of water quality, riparian and ecological planting and the integration of blue-green infrastructure. The Applicants have also committed to continued engagement through consenting and implementation, including opportunities for Mana Whenua involvement during construction, ecological restoration and monitoring. The participating hapū have provided letters of broad support for the substantive application. Accordingly, tangata whenua freshwater values have been identified and incorporated into the design and management response, and the proposal provides for continuing tangata whenua involvement in matters affecting freshwater. The proposal is considered consistent with Policy 2.

Provision	Comment
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 proposal adopts a whole of catchment approach to freshwater management and is considered consistent with Policy 3. The Residential South site is located within the Hahawaru sub-catchment of the Mangakōtukutuku catchment and contains the upper tributary of the Mangakōtukutuku Stream together with a network of artificial farm drains that connect to the wider receiving environment. The Stormwater Management Plan (Residential South - Appendix 14) has been prepared having regard to the Mangakōtukutuku Integrated Catchment Management Plan and integrates stormwater quality, quantity, flood management and hydraulic connectivity across the development. The stormwater system combines distributed on-lot retention and soakage, a piped network, overland flow routes and six constructed stormwater wetlands. The wetlands provide treatment, extended detention and attenuation, while retained drainage corridors, culverts and overland-flow paths maintain hydraulic connectivity through the Site. Flood modelling extends beyond the Site to the downstream receiving system and confirms that peak flows are reduced at assessed locations for the 2 year, 10 year and 100 year climate change events, demonstrating that the stormwater response has been developed at a catchment rather than simply a site scale. The integrated assessment also considers the relationship between groundwater and surface water. The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) identifies hydraulic connectivity between shallow groundwater, local drains and the headwaters of the Mangakōtukutuku Stream. Temporary dewatering associated with construction will therefore be managed so that stream and drain flows are maintained and treated discharge does not result in erosion, sedimentation or disturbance of indigenous freshwater fish. The retained floodplain wetland is primarily governed by the Mangakōtukutuku Stream and is not expected

Provision	Comment
	to experience a material change in its hydrological regime as a result of the development. Overall, the proposal responds to the effects of land use change at the Site, sub-catchment and downstream receiving-environment scale. Through integrated stormwater treatment and attenuation, maintenance of hydraulic connectivity, consideration of groundwater-surface water interactions and alignment with the wider Mangakōtukutuku catchment management framework, the proposal is considered consistent with Policy 3.
Policy 4: Freshwater is managed as part of New Zealand’s integrated response to climate change.	The proposed freshwater and stormwater response has been designed to account for current and future climate conditions. The Stormwater Assessment Report and Stormwater Management Plan (refer to Residential South – Appendix 13 and 14) use NIWA SSP5-8.5 (RCP8.5) rainfall projections and assess both pre and post development flood behaviour. The design retains the pre-development initial abstraction through on-lot rainwater harvesting and soakage, attenuates the 2 year and 10 year ARI events to pre-development discharge rates, and attenuates the 100 year ARI climate change event to no more than 80% of pre-development discharge. Flows exceeding the piped network capacity are conveyed through designed overland flow routes capable of safely passing the 100 year climate change event. Riparian planting, wetland creation and the wider blue-green network also improve ecological resilience and provide additional storage, shading and habitat functions. Freshwater management has therefore been integrated with the project's climate resilience response rather than treated as a separate issue. The proposal is considered consistent with Policy 4.

Provision	Comment
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The proposal is considered consistent with the direction in Policy 5 to maintain and, where degraded, improve the health and wellbeing of freshwater environments. The existing site is predominantly pastoral and contains modified drainage features and freshwater environments affected by historic farming, including stock access and associated nutrient inputs. The proposal will replace these diffuse pastoral inputs with a comprehensive stormwater management system. Approximately 938 residential lots will each have a 5,000 L rainwater harvesting tank and soakage device, followed by a piped conveyance network and six constructed wetlands. The treatment train is designed to achieve 75% total suspended solids removal, extended detention of the water quality volume and attenuation of frequent and extreme storm events before discharge to the Mangakōtukutuku catchment. The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) also identifies that the change from dairy farming to residential use, together with the constructed wetlands, is expected to reduce nutrient inputs to shallow groundwater and the Mangakōtukutuku Stream over time relative to the existing rural baseline. The upper tributary of the Mangakōtukutuku Stream and Drains A and B will be retained and enhanced through riparian planting and habitat restoration, improving shading, bank stability, ecological connectivity and water quality. Construction related sediment effects will be managed through staged erosion and sediment controls in accordance with Waikato Regional Council guidance. Overall, the proposal avoids further degradation of the receiving environment and provides a credible pathway to improved water-quality and freshwater habitat outcomes compared with the existing pastoral environment. It is therefore consistent with Policy 5.

Provision	Comment
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The EclA (refer to Residential South – Appendix 23) confirms there are two natural wetlands within the wider Residential South site context. The proposal will result in earthworks, stormwater discharge to watercourses and reclamation of artificial watercourses; the loss of a 285 m² pasture wetland, earthworks within 10m of the floodplain wetland along the Mangakōtukutuku Stream and stormwater discharge is also proposed to enter the Mangakōtukutuku Stream. The EclA has assessed the potential effects of the proposal and provided recommendations to appropriate mitigate effects including management detailed in proposed management plans with measures to manage effects during the construction and operation of the site, including monitoring of pest control. The proposal will also reclaim approximately 684 m of artificial farm drains and discharge treated stormwater to the upper tributary of the Mangakōtukutuku Stream. These activities are addressed separately under the WRP where applicable. Their ecological effects will be managed through stormwater treatment and attenuation, erosion and sediment controls, riparian restoration and implementation of the proposed management plans. Following those measures, the residual effects on freshwater habitat, water quality and indigenous freshwater fish are assessed as low. The proposed development activities will result in the unavoidable loss of a 285 m² wetland in Wetland A. Consequently, the pre-effects management level of effect is ‘high’, as identified within the EclA. While the pre-effects management level of effect on Wetland A is considered ‘high’, re EclA, the wetland was dominated by exotic species and has been heavily degraded by agriculture and stock access. Adverse effects on the Wetland A will be managed through the creation of new wetland extent (c. 285 m²) and value within the Mangakōtukutuku Stream reserve.

Provision	Comment
	The proposed wetland creation and restoration planting, including pest plant and animal control are outlined in a Wetland Management Plan. If the above effects management measures are implemented the post effects management level of effect on wetlands will be 'low' or a 'net gain'. The opportunity to avoid the inland pasture wetland and remedy were not available in the context of urban development of the site, with the opportunity for mitigation and offsetting providing a net gain ecological outcome given the current state of the existing inland wetland. The effects management hierarchy demonstrates the proposed wetland offset creation is commensurate with the removed wetland, and no further compensation is considered necessary. The Hydrological Assessment (refer to Residential South – Appendix 20) confirms that the floodplain wetland is hydraulically associated with the Mangakōtukutuku Stream and that its hydrological regime is expected to be governed primarily by the stream rather than by local groundwater discharge. Provided that stream flows are maintained during construction, no sustained reduction in stream stage or material change to the wetland's hydrological regime is anticipated. This conclusion is consistent with the EclA, which assesses the potential disruption of surface water or groundwater flows associated with earthworks within 100 m of the floodplain wetland as negligible, resulting in a very low pre-effects management level of ecological effect. Standard erosion and sediment controls will nevertheless be implemented during construction to protect the wetland and receiving watercourses. The temporary diversion or discharge of intercepted groundwater will be undertaken in a manner that: • maintains stream and drain flows; • avoids erosion or scour at the discharge point;

Provision	Comment
	• prevents the discharge of sediment or contaminants; • avoids stranding or disturbance of indigenous freshwater fish; and • is coordinated with the erosion and sediment control and Fish Management Plan requirements. Any proposed culverts within SL1 Residential South will comply with NES F regulation 70, where fish passage is achieved. The EclA and Civil Engineering Drawing pack (refer to Residential South – Appendix 15) confirms this and is included in the draft condition package. The proposal will retain and enhance the upper tributary of the Mangakōtukutuku Stream and Drains A and B as part of a permanent blue-green network. Indigenous riparian planting, wetland creation, stormwater treatment, pest management and habitat enhancement will improve ecological connectivity, water quality, shading and aquatic habitat compared with the existing pastoral environment. Overall, the proposal has applied the effects management hierarchy to the natural inland wetland effects. Subject to implementation of the Ecological and Wetland Management Plan, ecological management plans, groundwater and surface-water controls, erosion and sediment measures and the proposed conditions of consent, the effects on natural inland wetlands and associated freshwater values can be appropriately managed. The proposal is therefore considered consistent with Policy 6.
Policy 8: The significant values of outstanding water bodies are protected.	No outstanding water body is identified within the Residential South Site and the Mangakōtukutuku Stream is not identified as an outstanding water body for the purposes of the NPS-FM. Policy 8 is therefore not directly engaged.

Provision	Comment
	Nevertheless, the proposal has been designed to protect the values of the Mangakōtukutuku Stream and downstream receiving environment. The upper tributary and Drains A and B will be retained and enhanced through riparian planting, habitat restoration and improved ecological connectivity. Stormwater will pass through on-lot retention and soakage and six constructed wetlands providing treatment, detention and attenuation before controlled discharge. Construction effects will be managed through erosion and sediment controls and requirements to maintain surface water flows during dewatering. The retained floodplain wetland associated with the stream will also be protected and enhanced, while ecological management plans provide for fish protection, fish passage and ongoing habitat management. These measures protect and improve freshwater values within the Site and downstream catchment. The proposal is therefore consistent with the protective intent of Policy 8.
Policy 9: The habitats of indigenous freshwater species are protected.	The proposal recognises and provides for the protection of habitats used by indigenous freshwater species. The EclA (Residential South - Appendix 23) identifies the upper Mangakōtukutuku Stream and retained Drains A and B as having moderate ecological value and providing habitat for indigenous freshwater fish, including longfin eel and giant kōkopu. These watercourses will be retained within the permanent blue-green network and enhanced through riparian planting, improved shading, bank stability, habitat connectivity and water-quality treatment. Approximately 684 m of smaller artificial farm drains (Drains D-G), which are assessed as having negligible ecological value, will be reclaimed to enable development. Because these drains may nonetheless contain indigenous fish, a Fish Management Plan will be implemented before reclamation or diversion works. It will prescribe timing, fish capture, recovery and relocation procedures and other measures to avoid

Provision	Comment
	fish injury or mortality. Following implementation of the Fish Management Plan, the EclA assesses the post effects management effect on indigenous fish as low. Road crossings of retained watercourses will be designed to maintain fish passage, including use of open bottom or otherwise fish passable culverts consistent with the NES-F requirements. Construction related sediment effects will be managed through erosion and sediment controls and treatment of construction runoff. Overall, the proposal protects the more important freshwater habitats, manages effects on fish during drain reclamation and enhances retained riparian habitat. It is therefore considered consistent with Policy 9.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	No new site specific freshwater take is sought through the Residential South application. Potable water will be supplied through the public reticulated network using the separately approved SL1 Consortium surface water take from the Waikato River (Residential South - Appendix 31). The approved take is subject to a Water Management Plan and consent conditions addressing efficient use of the authorised allocation. The consent evaluation records that water demand has been modelled in stages for the wider SL1 development and that water meters will be installed within the subdivision to monitor water supplied and used. The approved take uses existing Hamilton City/IAWAI intake, treatment and storage infrastructure and does not require new infrastructure within the Waikato River. Accordingly, Residential South does not seek an additional allocation of freshwater through this application and will rely on a separately authorised and managed municipal supply. The proposal is therefore consistent with the intent of Policy 11.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	Policy 12 establishes a national target for improving the suitability of specified rivers and lakes for primary contact and for improving water quality across all categories.

Provision	Comment
	While the Mangakōtukutuku Stream is not identified in the project material as one of the specified water bodies to which the numerical target directly applies, the proposal supports the broader water quality improvement direction of the policy. The existing site is predominantly pastoral and the Hydrology and Groundwater Assessment (refer to Residential South – Appendix 20) identifies that conversion from dairy farming to residential use, together with the constructed stormwater wetlands, is expected to reduce nutrient inputs to shallow groundwater and the Mangakōtukutuku Stream over time. The permanent stormwater treatment train incorporates 5,000 L rainwater harvesting tanks and soakage on each residential lot, followed by piped conveyance and six constructed wetlands providing sediment capture, water quality treatment, extended detention and attenuation. The system is designed to achieve 75% total suspended solids removal. The proposal will also restore and plant riparian corridors along the upper Mangakōtukutuku Stream and retained drains, improving shading, bank stability and aquatic habitat, while construction sediment will be managed through the Earthworks Management Plan (Residential South - Appendix 32) and associated erosion and sediment controls. Collectively, these measures avoid further degradation and contribute to improved water-quality outcomes within the receiving catchment. The proposal is therefore considered consistent with the intent of Policy 12.
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 proposal incorporates a project specific monitoring and adaptive management framework that supports the intent of Policy 13 by providing mechanisms to monitor freshwater conditions, identify unexpected effects and respond where necessary. As detailed in the EclA and associated management plans (Residential South - Appendix 23), ongoing monitoring will be undertaken to ensure that freshwater values are appropriately managed and that the condition of water bodies and

Provision	Comment
	freshwater ecosystems is not degraded. In particular, the Wetland Management Plan provides for establishment and success monitoring of the replacement wetland, together with pest plant and pest animal control and other measures to support the successful establishment and ongoing ecological function of the restored habitat. The wider ecological management framework also provides for monitoring associated with freshwater habitat and indigenous species management. This is complemented by the Hydrology and Groundwater Assessment (Residential South - Appendix 20), which establishes a site specific groundwater baseline based on piezometer monitoring and provides for groundwater and surface water monitoring during relevant construction activities. This includes monitoring abstraction volumes and groundwater drawdown, with trigger levels and contingency responses available where observed effects differ materially from those anticipated. Construction and operational conditions will further require implementation of erosion and sediment controls, maintenance of stream and drain flows during temporary dewatering, and appropriate treatment and management of discharged groundwater. Collectively, these measures provide an integrated framework for monitoring freshwater and wetland outcomes and responding adaptively to any unexpected effects. The proposal is therefore considered consistent with the intent of Policy 13.
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The proposal enables the social, economic and cultural wellbeing of current and future communities in a manner that is integrated with the freshwater outcomes sought by the NPS-FM. The Residential South proposal will provide approximately 938 residential units, together with a neighbourhood commercial node, public open space, walking and cycling connections and supporting three waters infrastructure as part of a comprehensively masterplanned extension of Hamilton's existing urban area. In doing so, the proposal responds directly to identified housing demand within

Provision	Comment
	Hamilton and the wider Waikato region and will contribute positively to the social and economic wellbeing of the community. Importantly however, freshwater management and ecological restoration are embedded within the masterplan, enabling urban development, infrastructure and environmental outcomes to be planned cohesively rather than through fragmented or ad hoc development. The proposal retains and enhances the upper Mangakōtukutuku Stream and key drainage corridors, protects the floodplain wetland, establishes six stormwater wetlands and incorporates on-lot water reuse and soakage, riparian restoration and ecological management. Collectively, these measures will manage stormwater quantity and quality, maintain hydraulic connectivity and provide opportunities to enhance freshwater habitat and ecological values within the receiving environment. The proposal also recognises the cultural dimension of freshwater management through ongoing engagement with the SL1 Tangata Whenua Working Group and the preparation of the Cultural Impact Assessment (Residential South – Appendix 24), with tangata whenua values informing the approach to freshwater, ecological restoration and the wider blue-green network. While the proposal includes the acknowledged loss of the small and degraded Wetland A, this effect is addressed through the effects management framework, including creation of replacement native wetland habitat within the enhanced Mangakōtukutuku Stream reserve and associated restoration and ongoing management. Overall, the proposal delivers substantial housing and community benefits while embedding freshwater protection, stormwater treatment, ecological restoration and cultural values within the development framework. It is therefore considered generally consistent with Policy 15.

1.2 National Policy Statement on Urban Development 2020

Provision	Comment
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 is considered consistent with Objective 1 because it will establish a comprehensively planned residential neighbourhood that will contribute materially to a well-functioning Hamilton urban environment and the broader Waipā District. The Residential South proposal directly adjoins the established Glenview and Deanwell neighbourhoods and forms part of the wider SL1 Growth Cell identified for future urban expansion. The proposal will deliver approximately 938 dwellings together with a neighbourhood commercial node, public open space, walking and cycling connections, stormwater and riparian corridors and the infrastructure required to support the new community. The Urban Design Assessment (refer to Residential South – Appendix 10) concludes that the Residential South area represents a logical extension of the existing urban area and provides a connected and legible neighbourhood structure. The masterplan provides multiple street connections to the surrounding network, a centrally located neighbourhood park and commercial node, and an integrated blue-green network of stormwater areas, riparian corridors and pedestrian routes. These elements provide day to day amenity and services within the neighbourhood while maintaining strong connections to the surrounding Hamilton urban area. The proposal also provides a diverse housing response. Detached, duplex and terrace typologies are distributed across the Site, with more compatible lower intensity forms and landscape buffers used at sensitive existing residential interfaces and higher density forms generally located internally. The Residential Design Guidelines and Core Controls (refer to Residential South – Appendix 9) provide an implementation framework for built form, privacy, outlook, outdoor living, landscaping, streetscape quality and interface treatment as the neighbourhood develops.

	The Economic Assessment (refer to Residential South - Appendix 30) identifies substantial social and economic benefits from the proposal, including a meaningful increase in housing supply, improved housing choice and affordability, increased land market competition and approximately \$34.4 million in consumer surplus benefits. It also identifies the proposal as supporting well-functioning urban environments through coordinated, masterplanned delivery of housing, infrastructure, open space and amenities. Health, safety and environmental resilience have also informed the design. The movement network provides for walking and cycling and future public transport opportunities; the stormwater system is designed to manage flood risk and future climate conditions; and the Noise and Vibration Assessment (refer to Residential South - Appendix 27) confirms that operational noise can be managed to achieve compatibility with the adjoining Hamilton residential environment and surrounding rural activities. Tangata whenua involvement through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South - Appendix 24) has also informed the development, including the approach to waterways, ecological restoration, planting and opportunities for cultural expression within the future neighbourhood. Overall, the Residential South proposal integrates housing, movement, infrastructure, open space, environmental management and cultural values in a manner that will enable the social, economic and cultural wellbeing, health and safety of current and future communities, consistent with Objective 1.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The proposal supports Objective 2 by bringing a substantial and independently delivered source of housing supply to the Waipā District and Hamilton market, improving both housing choice and competitive pressure within the land and development market. The Economic Assessment (refer to Residential South - Appendix 30) identifies persistent affordability pressures and material housing

	capacity shortfalls and concludes that the addition of approximately 938 dwellings will make a meaningful contribution to deliverable housing supply within a defined timeframe. The proposal provides a range of detached, duplex and terrace housing across comparatively compact sections. The Economic Assessment records an average lot size of approximately 250 m², with more than 80% of lots below 300 m², which is materially more compact than the existing Hamilton housing stock. This broadens the range of housing products and price points available to households, including first home buyers and smaller households, and responds to changing housing preferences. Increasing supply at this scale also improves market contestability. The Economic Assessment estimates approximately \$34.4 million in consumer surplus benefits from increased housing and retail supply and concludes that additional credible sources of capacity encourage landowners and developers to bring product to market in a more timely and cost effective manner. This is particularly important where other prospective sources of supply remain uncertain as to approval, timing or delivery. The proposal is comprehensively masterplanned and supported by staged transport and three waters infrastructure, which improves the likelihood that the enabled capacity can be realised. Overall, the Residential South proposal will increase housing supply, diversity and market competition and is therefore consistent with Objective 2.
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 proposal is consistent with Objective 4 because it recognises that urban environments and their amenity values change over time as communities grow and housing needs evolve. The Residential South proposal will result in a substantial and permanent change from a modified rural edge to an urban residential neighbourhood. That change is appropriate in the context of the Site's location

	directly adjoining established Hamilton residential neighbourhoods and within the wider SL1 Growth Cell identified for future urban expansion. The proposal responds to changing housing needs through a mix of detached, duplex and terrace dwellings and a more compact residential form than the surrounding established suburbs. The Urban Design Assessment (refer to Residential South – Appendix 10) identifies a deliberate transition in scale and character, with detached housing, increased setbacks and landscape buffers along sensitive existing residential interfaces and higher-density housing generally located within the internal parts of the development. The Landscape and Visual Assessment (refer to Residential South - Appendix 12) acknowledges that the proposal will result in change to the rural character and openness and assesses the post mitigation landscape and visual effects as moderately adverse. However, it considers that outcome appropriate within this low-value, modified urban edge landscape, particularly given the integrated blue-green framework, neighbourhood park, riparian and stormwater corridors, planting and built form controls. These measures establish new urban amenity rather than seeking to preserve the existing rural character indefinitely. Accordingly, the proposal appropriately provides for amenity values to evolve in response to the changing needs of people, communities and future generations and is 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).	Ongoing consultation and engagement with tangata whenua, including via the SL1 tangata whenua working group, has contributed into the overall design and broader philosophy being adopted. A Cultural Impact Assessment (refer to Residential South – Appendix 24) and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato Tainui.

	Cultural values have informed the masterplan, including the integration of mātauranga Māori in the riparian planting and drain and upper tributary of the Mangakotukutuku Stream enhancement. Further opportunities for cultural storytelling, and recognition of historical iwi associations with the land and nearby waterways will be progressed as part of landscape and public space refinement. Ongoing engagement ensures iwi perspectives continue to shape the development outcomes, aligning with the intent of Objective 5 to embed Te Tiriti o Waitangi. By actively integrating Te Tiriti principles and aligning with Future Proof's strategic direction, the proposed development demonstrates a strong and consistent response to Objective 5 of the NPS-UD.
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 proposal is considered consistent with Objective 8. The Residential South proposal provides a compact, predominantly medium density urban form directly adjoining Hamilton's existing residential edge, reducing the need for a dispersed pattern of growth and supporting more efficient use of land and infrastructure. The movement network has been designed to increase transport choice and support lower emission travel over time. Footpaths are provided on public roads, with shared paths on collector and arterial routes, mid block connections and walking and cycling routes through the open space and stormwater network. Additional shared path and cycle connections along Saxbys Road, Deanwell Avenue and MacMurdo Avenue are intended to close existing network gaps and provide safer and more direct links to local schools, Glenview services, Resthills Park and the wider Hamilton cycle network. The street hierarchy also provides for future public transport opportunities. Climate resilience is embedded in the infrastructure response. The stormwater system incorporates on-lot retention or soakage, defined overland flow paths and constructed wetlands providing treatment, detention and attenuation. Flood and stormwater modelling incorporates future climate change rainfall and demonstrates that the development can manage the 100 year climate change event without

	increasing downstream flood risk. The blue-green network and associated planting also provide additional ecological, amenity and urban cooling benefits. Overall, the proposal supports a more compact and connected urban form, provides practical alternatives to private vehicle travel and incorporates infrastructure designed for future climate conditions. It is therefore consistent with Objective 8.
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: - meet the needs, in terms of type, price, and location, of different households; and - 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 proposal will contribute to a well-functioning urban environment and is considered consistent with Policy 1 for the following reasons: - Housing choice – The Residential South will provide approximately 938 dwellings across detached, duplex and terrace typologies, with a range of lot sizes and dwelling configurations. The Economic Assessment (refer to Residential South - Appendix 30) identifies the compact housing format as increasing housing choice and supporting a broader range of price points, including options for first home buyers and smaller households. - Māori cultural traditions and norms - Tangata whenua involvement through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South - Appendix 24) has informed the design response, particularly the treatment of waterways, riparian restoration, ecological planting and opportunities for cultural expression and storytelling within the landscape and public realm. - Local services and business activity - The masterplan includes a neighbourhood commercial node intended to provide convenient day to day services within walking distance of the surrounding residential catchment. This complements rather than replaces the wider range of employment and services available in Glenview, Deanwell and the wider Hamilton urban area. - Accessibility and movement choice - The connected street network links to Saxbys Road, Forth Crescent and MacMurdo Avenue and is supported by

	footpaths, shared paths, mid-block connections and routes through the open space and blue-green network. Additional active mode connections on the surrounding road network improve access to schools, local services, Resthills Park and the wider Hamilton network, while the street hierarchy provides for future public transport. • Competitive land and development markets - The proposal brings approximately 938 dwellings to market from an new additional source of supply. The Economic Assessment estimates approximately \$34.4 million in consumer surplus benefits and concludes that increased supply will support price moderation, housing affordability and greater land market contestability. • Greenhouse gas emissions - The compact urban form, proximity to existing Hamilton neighbourhoods and services, and comprehensive walking and cycling network, provide a land use and movement pattern that supports reduced trip lengths and greater uptake of active and, in future, public transport modes. • Climate resilience - The stormwater and flood management system has been designed using climate change adjusted rainfall assumptions and incorporates on-lot retention or soakage, constructed wetlands, detention, attenuation and defined overland flow paths. The blue-green network also contributes to ecological resilience, amenity and urban cooling. The proposal therefore provides housing diversity, local services, accessibility, market competition and a resilient infrastructure and open-space framework as part of one comprehensively planned neighbourhood. It is considered consistent with 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.	Waipā District and Hamilton City are Tier 1 local authorities, and the Residential South site is functionally part of the greater Hamilton urban environment. The Site directly adjoins Hamilton's existing residential edge and forms part of the wider SL1 Growth

Cell, which the Future Proof Strategy identifies as part of Hamilton's urban enablement area under the NPS-UD.

- The proposal will make a material contribution to sufficient housing development capacity by enabling approximately 938 dwellings across a range of typologies. The Economic Assessment (refer to **Residential South - Appendix 30**) considers the 2023 Future Proof Housing Capacity Assessment to remain the operative NPS-UD capacity dataset and identifies material housing shortfalls across the statutory timeframes. It also notes that the shortfall may be understated because plan enabled capacity does not necessarily translate into capacity that will be delivered in the relevant timeframe.
- Importantly, the proposal is not simply plan enabled capacity. It is a comprehensively masterplanned and staged project supported by an integrated transport and three waters servicing strategy. The neighbourhood includes the roads, stormwater, wastewater, water, open space and active mode infrastructure needed to support development, improving the prospect that the capacity can be feasible, serviceable and realised progressively as the development proceeds.
- The proposal also provides a compact housing product, with an average lot size of approximately 250 m² and more than 80% of lots below 300 m², broadening housing choice and increasing the amount of housing that can be accommodated efficiently within this strategically located growth area.

Overall, the proposed Residential South provides a substantial and deliverable contribution to housing capacity in a strategically identified growth location and supports the ability of the Tier 1 Hamilton urban environment to meet expected housing demand over the medium and long term. It is therefore consistent with Policy 2.

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 proposal is considered consistent with the matters to which particular regard is required under Policy 6.

Planned urban form and significance of change

- The Residential South proposal will result in a significant change from a modified rural edge to an urban residential neighbourhood. Although the operative Waipā District Plan zoning remains Rural, the Site directly adjoins Hamilton's existing urban area and the more recent Future Proof Strategy identifies the wider SL1 Growth Cell as part of Hamilton's urban enablement area under the NPS-UD. The proposal is therefore best understood as a comprehensively planned extension of the Hamilton urban environment rather than isolated rural residential development.
- Policy 6 expressly recognises that urban change may alter amenity values and that such change is not, of itself, an adverse effect. The Landscape and Visual Assessment (refer to **Residential South - Appendix 12**) identifies a substantial change in rural character and assesses post-mitigation landscape and visual effects as moderate adverse, but considers that outcome appropriate in this low-value modified urban-edge landscape. The masterplan responds through a neighbourhood park, blue-green corridors, riparian and stormwater planting, interface buffers, density transitions and built-form controls that establish a new urban amenity framework.

Benefits of urban development and well-functioning urban environment

- The proposal will provide approximately 938 dwellings across a range of detached, duplex and terrace typologies, a neighbourhood commercial node, public open space and an integrated walking and cycling network. The Urban Design Assessment (refer to **Residential South – Appendix 10**) concludes that the resulting structure will form a functional, connected and coherent

residential neighbourhood with good access to surrounding communities, services and open space.

- The Economic Assessment (refer to **Residential South - Appendix 30**) identifies substantial benefits associated with the additional housing supply, including improved housing affordability and choice, increased land market competition and approximately \$34.4 million in consumer surplus benefits. Construction is also expected to support approximately 1,830 FTE-years of employment over the indicative development period.

Contribution to development capacity

- The proposal responds directly to identified housing capacity pressures within the Hamilton market and converts strategically identified growth land into a comprehensively serviced and staged development. The approximately 938 dwellings represent a material contribution to capacity, while the range of compact lot sizes and typologies allows efficient use of the Site and supports delivery across a broader range of household needs and price points.

Climate change and resilience

- The likely effects of climate change have been incorporated into the stormwater and flood-management design. Climate change adjusted rainfall informs the wetlands, detention and attenuation system, development levels and overland flow network, with the system designed to manage the 100 year climate change event without increasing downstream flood risk. Walking and cycling infrastructure, compact urban form and provision for future public transport also support lower-emission travel over time.

Overall, the Residential South proposal enables a significant but strategically anticipated change in urban form, provides substantial housing and community

	benefits, contributes materially to development capacity and incorporates a resilient infrastructure response. The proposal is therefore consistent with Policy 6.
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1.3 National Policy Statement on Indigenous Biodiversity 2023

Objective / Policy	Comment
Objective The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	The proposal is considered consistent with the overall objective of the NPS-IB, as it has been designed and assessed to maintain indigenous biodiversity while also providing for the social, economic and cultural wellbeing of current and future communities. The Residential South site is predominantly modified pastoral land, but the EclA (Residential South - Appendix 23) identifies a range of indigenous biodiversity values that require careful management, including long-tailed bats, potential indigenous lizards, indigenous birds and freshwater fish, together with two natural inland wetlands. The proposal has therefore been developed through the effects management hierarchy rather than relying on the modified nature of the existing environment. Following implementation of the proposed avoidance, minimisation, remediation and mitigation measures, the EclA assesses most ecological effects as reducing to low or very low, including effects relating to vegetation, birds, lizards, wetlands, earthworks, stormwater, artificial watercourses and indigenous freshwater fish. These effects are addressed through the species and habitat specific Bird, Bat, Lizard, Fish and Wetland Management Plans, which provide a comprehensive framework for managing construction and operational effects. The principal residual effects relate to the loss of Wetland A and long-tailed bat habitat. Wetland A is a small, degraded approximately 285 m² pasture wetland of moderate ecological value. Its loss will be addressed through the creation of approximately 348 m² of new indigenous wetland habitat within the

Objective / Policy	Comment
	Mangakōtutukutuku Stream reserve, together with native wetland planting, pest plant and animal control, monitoring and long-term protection. The Wetland Management Plan identifies this response as capable of achieving a low or net-gain post-management outcome for wetland values. Long-tailed bats, which are a Threatened – Nationally Critical species, have been confirmed using the Site. Although recorded activity is substantially lower than at adjoining Resthills Park and the on site habitat has been assessed as moderate value, the loss of bat habitat results in a residual adverse effect that cannot be fully addressed through avoidance, remediation or mitigation alone. The Bat Management Plan therefore provides for DOC compliant roost tree protocols, bat sensitive lighting, functional setbacks, restoration planting and approximately 4.6 ha of bat habitat enhancement planting within the Mangakōtutukutuku Stream reserve and associated riparian corridors. A compensatory package, informed by the Biodiversity Compensation Model, is also proposed to address the remaining residual bat-habitat effect. Other indigenous fauna are similarly managed through targeted measures. Potential effects on copper skinks are addressed through the Lizard Management Plan, including pre-clearance salvage, relocation, habitat enhancement and ongoing monitoring. Indigenous fish affected by modification of artificial drains will be managed through the Fish Management Plan, including salvage, relocation and fish passage measures where required. Bird effects will be managed through seasonal clearance controls, pre-clearance nest surveys and associated exclusion and monitoring requirements. The proposal also provides for restoration and enhancement of indigenous biodiversity through riparian planting, stormwater wetland planting, esplanade provision and ecological enhancement associated with the Mangakōtutukutuku Stream and wider blue-green network. These measures will increase indigenous vegetation,

Objective / Policy	Comment
	improve habitat diversity and strengthen ecological connectivity relative to the existing pastoral environment. The development also recognises the mana of tangata whenua as kaitiaki of indigenous biodiversity through ongoing engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24), with cultural values informing the ecological, riparian, wetland and landscape response. Overall, the proposal applies a comprehensive combination of avoidance, species-specific management, restoration and compensation measures to maintain indigenous biodiversity, while also enabling the delivery of approximately 938 homes and associated community infrastructure. In this respect, it provides for indigenous biodiversity and community wellbeing in an integrated manner and is considered consistent with the objective of the NPS-IB.
Policy 1 Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.	The proposal is considered consistent with Policy 1. Indigenous biodiversity has been considered through an integrated decision making process that includes ongoing involvement of tangata whenua. Engagement through the SL1 Tangata Whenua Working Group has involved representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato Tainui, and has informed the wider SL1 masterplanning and environmental response. The Cultural Impact Assessment (Residential South – Appendix 24) recognises the relationship of tangata whenua with the whenua, wai, indigenous species and wider taiao and provides a cultural framework for the project. This engagement has informed matters including the treatment of the Mangakōtukutuku Stream and riparian corridors, ecological restoration, stormwater design, planting and opportunities for continued cultural involvement during implementation and

Objective / Policy	Comment
	monitoring. These measures provide practical opportunities for tangata whenua to exercise kaitiakitanga and ensure that indigenous biodiversity is not considered solely as a technical ecological matter.
Policy 2 Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: (a) managing indigenous biodiversity on their land; and (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and (c) actively participating in other decision-making about indigenous biodiversity.	The proposal recognises and provides for tangata whenua to exercise kaitiakitanga in relation to indigenous biodiversity within their rohe. Through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential North – Appendix 24), mana whenua have been involved in identifying cultural and ecological values and in shaping the approach to restoration, freshwater management, planting and the wider blue-green network. This involvement is intended to continue through implementation. The ecological management framework provides opportunities for tangata whenua involvement in species management, habitat restoration and monitoring, including management of indigenous fish, wetland restoration and wider ecological enhancement. The proposal therefore provides meaningful opportunities for tangata whenua to participate in decisions affecting indigenous biodiversity, while recognising the cultural significance of the Mangakōtukutuku Stream, wetlands, indigenous fauna and connected habitats. It is considered consistent with Policy 2.
Policy 3 A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	The proposal adopts a precautionary approach where ecological values or effects are uncertain. The EclA (refer to Residential South – Appendix 23) is supported by targeted surveys for birds, lizards, bats, wetlands and freshwater fauna, together with species specific management plans that apply before and during vegetation clearance, earthworks and watercourse works. This approach is particularly evident for indigenous fauna. Long-tailed bats have been confirmed using the Site and potential roost trees will be managed in accordance with DOC Bat Roost Protocols, with bat sensitive lighting and habitat buffers incorporated

Objective / Policy	Comment
	into the design. No indigenous lizards were recorded during manual searches, but the potential presence of copper skink is nevertheless assumed and a Lizard Management Plan provides for pre-clearance salvage, supervised clearance, relocation and release site enhancement. Vegetation clearance during the bird breeding season will be subject to pre-clearance nest surveys, setbacks and monitoring, while the Fish Management Plan provides for capture and relocation of indigenous fish before affected drains are reclaimed or modified. The effects management hierarchy has also been applied to wetland effects. Wetland B is retained and protected, while the unavoidable loss of degraded Wetland A is addressed through creation and long-term management of a larger area of indigenous wetland habitat within the Mangakōtukutuku Stream reserve. Residual effects on bat habitat are separately addressed through ecological compensation. These measures demonstrate a precautionary and effects-led approach consistent with Policy 3.
Policy 4 Indigenous biodiversity is managed to promote resilience to the effects of climate change.	The proposal promotes the resilience of indigenous biodiversity to climate change by increasing the extent, diversity and connectivity of habitat within a landscape that is presently dominated by managed pasture. The masterplan retains and enhances the upper Mangakōtukutuku Stream and key drainage corridors and establishes an interconnected blue-green network comprising riparian planting, stormwater wetlands, open space and ecological restoration areas. The Bat Management Plan provides for approximately 4.6 ha of habitat enhancement planting within the Mangakōtukutuku Stream reserve and associated riparian corridors, strengthening connectivity with Resthills Park and the wider Mangakōtukutuku gully system. The Wetland Management Plan provides for diverse indigenous wetland communities, pest plant and animal control and monitoring, while wider indigenous planting will increase canopy and habitat diversity. These

Objective / Policy	Comment
	measures will improve the ability of indigenous species to move through the landscape and provide a larger and more resilient habitat network as environmental conditions change. The proposal is therefore consistent with Policy 4.
Policy 5 Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.	The proposal manages indigenous biodiversity in an integrated manner across the Site and in relation to the wider ecological network. The Residential South site adjoins Hamilton City and Resthills Park and is connected through the Mangakōtukutuku Stream and artificial drainage corridors to the wider Mangakōtukutuku gully system, including an SNA located approximately 1 km to the northeast. The masterplan responds to those cross boundary relationships by retaining and enhancing the Mangakōtukutuku Stream corridor and Drains A and B, providing riparian and ecological planting that strengthens habitat connectivity beyond the Site, and applying bat sensitive lighting and screen planting at the Resthills Park interface. The Bat Management Plan specifically treats the Site as part of the wider Hamilton long-tailed bat landscape rather than as an isolated habitat area. Stormwater, freshwater and ecological management are similarly coordinated across the catchment. This integrated approach is consistent with Policy 5.
Policy 7 SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	No Significant Natural Area is located within the Residential South Site. The nearest identified SNA is the Mangakōtukutuku Gully, approximately 1 km to the northeast, and Policy 7 is therefore not directly engaged by development within an SNA. Nevertheless, the proposal recognises ecological connections between the Site and the wider SNA network, particularly for highly mobile long-tailed bats. Existing riparian vegetation along the Mangakōtukutuku Stream and key drainage corridors is retained and enhanced, and the proposal provides bat sensitive lighting, functional setbacks, screen planting adjoining Resthills Park and substantial habitat enhancement planting intended to improve connectivity with the wider

Objective / Policy	Comment
	Mangakōtukutuku gully system. Construction effects on downstream freshwater environments will also be managed through erosion and sediment controls and species-specific management plans. On this basis, the proposal will not adversely affect the values of an identified SNA and is consistent with the protective intent of Policy 7.
Policy 8 The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	Policy 8 is directly relevant because indigenous biodiversity values occur outside SNAs within the Residential South Site. The EclA (refer to Residential South – Appendix 23) identifies a highly modified pastoral environment but confirms or recognises habitat for long-tailed bats, indigenous birds, potential copper skink and indigenous freshwater fish, together with two natural inland wetlands and the upper Mangakōtukutuku Stream. These values are expressly recognised and managed. Bird nesting will be protected through seasonal clearance controls and pre clearance surveys; potential lizards will be salvaged and relocated with habitat enhancement at the release site; potential bat roost trees will be managed under DOC protocols and operational lighting will be bat sensitive; and indigenous fish will be captured and relocated before affected artificial drains are reclaimed or diverted, with fish passage maintained at relevant culverts. Wetland B is retained, and the loss of Wetland A is addressed through creation of approximately 348 m² of indigenous wetland habitat and long-term management within the stream reserve. The proposal also materially increases indigenous habitat through riparian restoration, wetland planting and the wider blue-green network. Subject to implementation of the ecological management and residual effects measures, the proposal recognises and provides for the maintenance of indigenous biodiversity outside SNAs and is considered consistent with Policy 8.

Objective / Policy	Comment
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 aligns and is consistent with Policy 10 by delivering a balanced and integrated approach that contributes to all four wellbeing pillars as summarised below: • Social Wellbeing: The development delivers a significant number of new homes in response to a well-documented housing shortage in Hamilton, and will provide housing choice to a diverse demographic. • Economic Wellbeing: The development supports economic development by increasing the local population base, which strengthens demand for local services and businesses. It also includes commercial amenities within the site and contributes to local employment during construction and beyond. • Cultural Wellbeing: The SL1 Residential South development recognises and incorporates Māori cultural values through engagement with tangata whenua, and by integrating cultural narrative and opportunities for kaitiakitanga within the open space and public realms and ecological areas. This supports ongoing cultural expression and connection to place. • Environmental Wellbeing: Despite being on rural primary productive land, the SL1 Residential South development will deliver net positive environmental outcomes by protecting and restoring riparian margins, enhancing indigenous biodiversity outside SNAs, integrating low-impact stormwater design, and supporting active transport. It ensures biodiversity is maintained alongside urban development. SL1 Residential South is fully consistent with Policy 10 of the NPS-IB. It is an example of responsible development that enables housing and community growth while enhancing indigenous biodiversity and reflecting cultural and environmental values—delivering a net benefit across all dimensions of wellbeing.

Objective / Policy	Comment
Policy 13 Restoration of indigenous biodiversity is promoted and provided for.	The proposal strongly promotes and provides for restoration of indigenous biodiversity within an environment presently dominated by managed pasture. Restoration is integrated into the masterplan through the Mangakōtukutuku Stream reserve, enhanced riparian corridors along Drains A and B, six stormwater wetlands, indigenous planting within open-space areas and ecological screen planting adjoining Resthills Park. The Bat Management Plan provides for approximately 4.6 ha of habitat enhancement planting across the Mangakōtukutuku Stream reserve and riparian corridors to improve commuting and foraging connectivity. The Wetland Management Plan provides for creation of approximately 348 m² of indigenous wetland habitat, restoration of diverse wetland vegetation communities, five years of pest plant and animal control and monitoring, and long-term protection. Lizard management also includes enhancement of the release site through artificial refuges and associated habitat management. Collectively, the landscape philosophy adopted for SL1 Residential South includes a strong focus on native planting to support indigenous biodiversity opportunities within the site and its connection to the existing Hamilton urban form and gully network. Together these measures will increase habitat extent, quality and connectivity and are consistent with Policy 13.
Policy 14 Increased indigenous vegetation cover is promoted in both urban and nonurban environments.	The proposal will result in a substantial increase in indigenous vegetation cover compared with the existing pastoral baseline. Existing indigenous vegetation within the Residential South site is limited primarily to riparian planting along parts of the Mangakōtukutuku Stream and Drains A and B and a small group of mature kahikatea, with most of the Site comprising managed pasture.

Objective / Policy	Comment
	The landscape and ecological response introduces extensive indigenous riparian planting, approximately 4.6 ha of bat habitat enhancement planting within the Mangakōtukutuku Stream reserve and associated corridors, indigenous planting within the six stormwater wetlands and other open-space areas, and approximately 348 m² of newly created indigenous wetland habitat. This planting will increase canopy and groundcover, improve ecological connectivity and provide additional habitat for indigenous fauna within the future urban environment. The proposal therefore directly advances the outcome sought by 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.	Policy 15 is directly relevant to long-tailed bats, which are a specified highly mobile fauna species and were confirmed through acoustic monitoring to use the Residential South Site. The EclA (refers to Residential South – Appendix 23) records long-tailed bats as Threatened - Nationally Critical and assesses on site bat habitat as moderate value. Two acoustic survey periods recorded activity across the Site, but activity was substantially lower than at adjoining Resthills Park and no activity was recorded within one hour of sunset or sunrise, suggesting that active roosting was not occurring nearby at the time of the surveys. The Site nevertheless provides potential roost trees and foraging and commuting habitat and forms part of the wider Hamilton bat landscape. The proposal responds through a dedicated Bat Management Plan. Potential roost trees will be identified and managed in accordance with DOC Bat Roost Protocols, and clearance of high-risk potential roost trees will be restricted to the October-April period and overseen by appropriately qualified bat ecologists. Bat sensitive lighting will apply adjacent to the Mangakōtukutuku Stream reserve, riparian corridors and Resthills Park, including downward-directed and baffled fittings, a maximum 2700K colour temperature, time-limited security lighting and a maximum illuminance of 0.3 lux at relevant external boundaries.

Objective / Policy	Comment
	The design also provides functional habitat protection and enhancement. Road alignments have been arranged to minimise direct vehicle-light effects on the riparian corridor, stormwater infrastructure creates an average separation of approximately 36 m between residential development/roads and the riparian corridor, and approximately 4.6 ha of bat habitat enhancement planting will strengthen connectivity with Resthills Park and the wider Mangakōtukutuku gully system. A compensatory package informed by the Biodiversity Compensation Model is also proposed to address the residual loss of bat habitat that cannot be fully mitigated on-site. The ecological investigations themselves improve the information base for long-tailed bats by documenting their activity, habitat use and relationship with the wider landscape. The proposal is therefore considered consistent with Policy 15.

1.4 National Policy Statement for Highly Productive Land 2022

Provision	Comment
Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.	The objective of the NPS-HPL is to protect highly productive land for use in land based primary production, both now and for future generations. The proposal will urbanise land that is presently treated as highly productive land under the transitional provisions of clause 3.5(7), and therefore does not retain all of that land in primary production. This tension with the protective direction of the objective is acknowledged. However, the NPS-HPL also expressly provides pathways through which subdivision, use and development of highly productive land may occur, including clause 3.10, where permanent or long term constraints affect the economic viability of land based primary production and the other relevant requirements are satisfied.

Provision	Comment
	A conservative statutory approach has been adopted. Based on the operative regional scale NZLRI mapping, approximately 44.4 ha of the 46 ha Residential South Site is treated as LUC Class 2 highly productive land, with the remaining approximately 1.5 ha mapped as “Town”. The more detailed Soil and Land Use Capability Classification Assessment (Residential South - Appendix 29) does not alter that transitional statutory position, but provides important evidence about the actual characteristics, versatility and productive capability of the land. Property scale mapping identifies approximately 34.7 ha (76%) as LUC Class 2, 2.7 ha (6%) as LUC Class 3, 3.8 ha (8%) as LUC Class 4 and 4.6 ha (10%) as non-productive or modified land. Only approximately 13.95 ha, or 30% of the Site, qualifies as High Class Soil under the Waipā District Plan definition. The site specific assessment also identifies a number of enduring constraints that materially affect the versatility and practical productive use of the Site. In particular: • Organic soils occupy approximately 45% of the Site and are naturally affected by poor drainage and high water tables. Artificial drainage improves versatility, but further deepening of drains would contribute to permanent peat subsidence and irreversible loss of soil volume. • The most versatile mineral soils, LUC 2s1 and 2e2, comprise only approximately 6.7 ha or 15% of the Site and occur as several separate areas rather than one cohesive productive block. • LUC 3 and 4 areas are affected by wetness, flooding, shallow soils and previous modification, while approximately 10% of the Site is already non-productive land comprising existing buildings and curtilage, farm races, drains, concrete areas and an infilled sand pit.

Provision	Comment
	• The Residential South Site contains no milking infrastructure and its current dairy operation relies on a milking shed located outside the Site within the Hamilton Southern Links designation footprint. These physical and operational constraints are reinforced by the Site's strategic context. The Residential South site lies immediately adjoining Hamilton's existing urban boundary and established residential areas and forms part of the wider SL1 Growth Cell, where the strategic boundary arrangements and subsequent planning work anticipate future urbanisation. The proposal itself is a comprehensively planned urban development comprising approximately 938 residential units, a neighbourhood commercial node, public open space, active transport connections, integrated three waters infrastructure and ecological restoration areas. In this respect, the proposal represents a coordinated extension of the existing Hamilton urban environment rather than dispersed or ad hoc residential fragmentation of rural land. The proposal also responds to an identified housing need. The Economic Assessment (refer to Residential South – Appendix 30) identifies the delivery of approximately 938 new homes as a significant contribution to housing supply and notes wider benefits for housing choice, affordability and land market competition. The proposal's compact and comprehensively serviced urban form also reduces pressure for less coordinated development elsewhere and enables housing, transport, open space, stormwater and ecological outcomes to be planned together. Importantly, the long term cost of losing the land from primary production has been expressly assessed rather than discounted (refer to Residential South – Appendix 26). The Economic Assessment adopts a conservative counterfactual in which rural production is assumed to cease across the entire Site from day one and assesses the relevant tangible and intangible costs over a 50 year period. It identifies approximately \$7.9 million NPV in total costs, comprising around \$4.5 million of

Provision	Comment
	foregone rural production, \$1.7 million of ecosystem-service value and \$1.7 million of option and bequest value. This compares with approximately \$273.8 million of quantified benefits, producing an estimated net economic benefit of approximately \$265.9 million. The specialist NPS-HPL assessment (refer to Residential South – Appendix 26) separately considers the full clause 3.10 pathway and concludes that the relevant exemption can be relied upon. Overall, while the proposal will result in the permanent conversion of land currently treated as highly productive land and therefore creates an acknowledged tension with the literal protective direction of the Objective, that tension must be considered alongside the specific clause 3.10 pathway provided by the NPS-HPL, the actual productive characteristics and constraints of the Site, its reliance on farm infrastructure affected by Southern Links, its strategic location contiguous with Hamilton's urban edge, and the substantial housing and wider community benefits of the development. In that context, and subject to the conclusions of the detailed clause 3.10 assessment, the proposal is considered not inconsistent with the overall objective of the NPS-HPL.
Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.	The proposal expressly recognises the finite characteristics and long term productive value of highly productive land. The assessment identifies that approximately 44.4 ha of the 46 ha Site is treated as highly productive land under clause 3.5(7), based on the regional scale NZLRI mapping, notwithstanding the more detailed property scale information now available. The Soil and Land Use Capability Classification Assessment (refer to Residential South – Appendix 29) provides a detailed understanding of the resource that would be affected. It identifies approximately 34.7 ha of LUC Class 2 land, 2.7 ha of LUC Class 3 land, 3.8 ha of LUC Class 4 land and 4.6 ha of non-productive or modified land. Approximately 13.95 ha (30%) qualifies as High Class Soil under the Waipā District

Provision	Comment
	Plan definition. The assessment also identifies that the most versatile LUC 2s1 and 2e2 mineral soils occupy only approximately 6.7 ha and occur as separate pockets, while the largest contiguous soil unit is approximately 20.8 ha of Motumaoho peaty silt loam, an Organic Soil constrained by wetness and the risk of permanent peat subsidence where drains are deepened. The long-term productive value of the land has also been considered through the specialist clause 3.10 assessment and the Economic Assessment (refer to Residential South - Appendix 30). The economic counterfactual assumes continued dairy production and expressly accounts for forgone rural production, ecosystem-service values and option/bequest values over a 50 year assessment period. This demonstrates that the productive land resource has not been treated as having no value merely because the Site has been identified for future urban growth. While the proposal will result in the urbanisation of mapped highly productive land, for the reasons outlined above and below, it is considered to generally align with Policy 1 of the NPS-HPL for the following reasons. <u>Site Specific Context</u> While the NPS-HPL requires reliance on the existing regional scale NZLRI mapping, the detailed site specific soil and LUC assessment nevertheless provides important contextual information regarding the characteristics of the site. The assessment confirms that not all of the site comprises LUC 2 land, with substantial portions identified as LUC 4 land, together with non-productive areas. The assessment also identifies extensive wetness limitations, peat soils, erosion constraints and modified land across the site. While this does not alter the current application of the NPS-HPL, it indicates that significant portions of the site are unlikely to ultimately be mapped as highly productive land once the regional council completes the mapping exercise

Provision	Comment
	required under the NPS-HPL. In that respect, a pragmatic approach is appropriate when considering the extent to which the proposal aligns with Policy 1. <u>Demand for housing</u> The proposal responds directly to identified housing demand within Hamilton and the wider Waikato region and will provide approximately 938 residential units in a strategically located area adjoining Hamilton’s existing urban boundary. The proposal will deliver substantial residential capacity together with integrated infrastructure, a neighbourhood node and public open space in a location capable of being efficiently serviced. In this context, the proposal provides significant social and economic benefits through addressing housing supply and supporting a well-functioning urban environment. <u>SL1 Growth Cell</u> The SL1 Growth Cell is a contiguous 440 ha of land to the south / west of Hamilton. Detailed context to the SL1 Growth Cell is captured in the Overview Report, in short it has been recognised and talked about for a number of years in various strategic documents and forums. More recently, it has been identified in the South Hamilton – North Waipa Spatial Planning, which will inform future development strategy. The SL1 Growth Cell has a strategic boundary agreement for land transfer from Waipa to Hamilton City, and includes a SL1 Consortium, which is a group of landowners who collectively own circa 330ha of the SL1 Growth Cell and are progressing various projects in support of urbanisation. <u>Efficient and compact urban form</u> The proposal incorporates a range of residential typologies, integrated infrastructure and neighbourhood amenities to ensure efficient use of land and infrastructure. The compact urban form proposed reduces pressure for uncoordinated urban expansion

Provision	Comment
	elsewhere and supports the efficient delivery of housing in a location directly connected to Hamilton’s existing urban environment. In summary, while the proposal will result in the loss of some land currently treated as highly productive land, it is considered to generally align with Policy 1 of the NPS-HPL due to: • the strategic urban location of the site adjoining Hamilton’s urban boundary; • the significant identified housing need and public benefit associated with the proposal; • the underlying strategic boundary agreement and identified SL1 Growth Cell attributes; • the comprehensive and integrated urban form proposed; and • the contextual evidence confirming that substantial portions of the site are constrained, non-productive, or comprise land outside LUC 1–3. Collectively, these factors support the conclusion that the proposal broadly aligns with the intent of Policy 1 notwithstanding some loss of highly productive land.
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 proposal adopts an integrated approach to highly productive land, urban development and freshwater management, consistent with Policy 2. The productive land assessment has not been undertaken in isolation from the wider physical and strategic context of the Site. Rather, the proposal has been comprehensively masterplanned having regard to soil capability, freshwater features, stormwater management, infrastructure, ecological values and the relationship of the Site to Hamilton's existing and planned urban environment. Residential South directly adjoins Hamilton's established urban area and forms part of the wider approximately 440 ha SL1 Growth Cell. The proposal will provide

Provision	Comment
	approximately 938 dwellings across a range of typologies, together with a neighbourhood commercial node, public open space, walking and cycling connections and coordinated three-waters and transport infrastructure. The masterplan (refer to Residential South - Appendix 6) integrates these urban outcomes with the upper Mangakōtukutuku Stream, retained riparian corridors, stormwater ponds and reserves and ecological enhancement areas, rather than treating freshwater and land development as separate matters. The Soil and Land Use Capability Classification Assessment (Residential South - Appendix 29) also provides a property scale understanding of the productive resource and its constraints, including the distribution of mineral and Organic Soils, wetness and flooding limitations, modified and non-productive areas and the relationship of the current dairy operation to infrastructure located within the Southern Links designation. These matters have informed the specialist clause 3.10 assessment rather than being displaced by the urban-development rationale. Overall, the proposal demonstrates coordinated consideration of highly productive land, freshwater management, infrastructure and urban development within a single masterplanned growth area. It is therefore considered consistent with Policy 2.
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.	Policy 4 prioritises and supports the use of highly productive land for land based primary production. The proposal will instead permanently convert land presently treated as highly productive land to urban residential use, so it does not directly achieve the policy outcome of retaining that land in primary production. That tension is acknowledged, but must be considered alongside the specific exception pathway in clause 3.10 and the detailed evidence about the practical productive capability and economic viability of the Site (refer to Residential South – Appendix 26). The Soil and Land Use Capability Classification Assessment (refer to Residential South - Appendix 29) identifies that the Site remains capable of productive use, but its

Provision	Comment
	versatility is materially influenced by soil and drainage conditions. Organic Soils occupy approximately 45% of the Site and are naturally very poorly to imperfectly drained, with artificial drainage required to improve versatility and deeper drainage creating an irreversible peat-subsidence risk. A further approximately 8% is LUC Class 4 land affected by flooding or shallow/modified soils, and approximately 10% is non-productive or modified land. The most versatile LUC 2s1 and 2e2 soils comprise approximately 6.7 ha and are distributed across several separate areas. The existing farming system is also affected by strategic infrastructure. The Residential South Site contains no milking shed and its current dairy operation depends on a milking shed located outside the Site within the Hamilton Southern Links designation footprint. The specialist NPS-HPL assessment (refer to Residential South – Appendix 26) considers the permanent and long-term constraints, the viability of continued land-based primary production and reasonably practicable options for retaining productive capacity, and supports reliance on clause 3.10. Accordingly, while the proposal is not consistent with Policy 4 in the narrow sense of retaining the affected land in primary production, the significance of that tension is materially reduced by the Site's physical and operational constraints and by the fact that the proposal proceeds through the express clause 3.10 pathway provided by the NPS-HPL for land where continued primary production is not economically viable.
Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	Policy 5 is directed specifically to the urban rezoning of highly productive land. The substantive application does not seek to rezone the Site under the Waipā District Plan and the underlying Rural Zone will remain. Nevertheless, the matters that underpin the NPS-HPL's approach to urban development provide relevant context. The Residential South site directly adjoins Hamilton's existing urban boundary and established residential areas and forms part of the wider SL1 Growth Cell, where urbanisation has been signalled through the

Provision	Comment
	Strategic Land Agreement between Hamilton City Council and Waipā District Council and subsequent strategic planning work. The proposal is a comprehensively masterplanned urban neighbourhood rather than isolated or dispersed development within the wider rural environment. There is also a demonstrated need for additional housing capacity. The Economic Assessment (refer to Residential South - Appendix 30) identifies persistent housing capacity pressures and concludes that approximately 938 additional dwellings will make a significant contribution to supply, housing choice, affordability and land market competition. The development will be supported by integrated transport, three waters, open space and ecological infrastructure and is located contiguous with existing urban networks. The long term cost of converting productive land has been explicitly assessed. The Economic Assessment quantifies approximately \$7.9 million NPV of costs associated with forgone rural production, ecosystem services and option/bequest values, compared with approximately \$273.8 million NPV of quantified benefits. The specialist NPS-HPL assessment separately addresses the productive constraints and clause 3.10 requirements refer to (Residential South – Appendix 26). Accordingly, while Policy 5 is not directly engaged because no urban rezoning is sought, the proposal is not inconsistent with its underlying intent. The relevant restrictions applying to the proposed subdivision, use and development of highly productive land are addressed through the provisions that do apply, particularly clause 3.10 and Policies 7 and 8.
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	The proposal does not involve rural lifestyle zoning or rural lifestyle development and is therefore consistent with Policy 6. The Residential South proposal is a comprehensively planned urban residential development providing approximately 938 dwellings across a range of urban typologies and densities, together with a

Provision	Comment
	neighbourhood commercial node, public open space, active mode connections and coordinated infrastructure. The proposal therefore avoids the low density, dispersed rural lifestyle pattern that Policy 6 is directed at preventing. By concentrating housing within a single masterplanned urban extension contiguous with Hamilton's existing urban boundary, the proposal also makes efficient use of land and infrastructure and reduces pressure for piecemeal rural-lifestyle fragmentation of highly productive land elsewhere.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.	Policy 7 is directly relevant because the proposal includes subdivision to create approximately 938 residential lots together with roads, reserves, infrastructure and associated lots on land presently treated as highly productive land. The application therefore relies on the exception provided by clause 3.10, which is addressed in detail in the specialist NPS-HPL assessment (Residential South - Appendix 26). The relevant evidence should be considered together rather than as isolated constraints. The proposal is supported by the following matters: • Permanent and long-term constraints: The Soil and Land Use Capability Classification Assessment (Residential South - Appendix 29) identifies Organic Soils across approximately 45% of the Site, with poor to imperfect natural drainage and a permanent peat-subsidence consequence if drains are deepened. Approximately 8% of the Site is LUC Class 4 land affected by flooding or shallow/modified soils and approximately 10% is non-productive or modified land. The Site also contains no milking infrastructure and the existing dairy operation depends on a milking shed located outside the Site within the Hamilton Southern Links designation footprint. • Productive versatility: Although the transitional NZLRI mapping treats approximately 44.4 ha as LUC Class 2 HPL, property-scale mapping identifies a

Provision	Comment
	more varied resource. The most versatile LUC 2s1 and 2e2 mineral soils comprise approximately 6.7 ha and occur as several separate areas. The largest contiguous unit is Motumaoho peaty silt loam, which is suitable primarily for pastoral grazing and seasonal arable use subject to drainage and nutrient management. • Reasonably practicable options: The specialist NPS-HPL assessment considers the options required by clause 3.10(2), including the ability to retain or continue productive use in light of the soil, drainage, farm infrastructure, urban edge and Southern Links constraints, and concludes that the clause 3.10 pathway is available. • Fragmentation and reverse sensitivity: The proposed subdivision is comprehensive rather than incremental. It creates an integrated urban neighbourhood with coordinated infrastructure, open space and ecological corridors and does not leave a pattern of small residual rural or rural lifestyle lots. The Site already adjoins established residential development to the north and north-west, while the future Southern Links corridor will provide a strong physical boundary to rural land further west and south. This substantially limits the potential for the subdivision itself to create new fragmentation or reverse sensitivity effects on a large cohesive productive land resource. • Benefits and costs: The Economic Assessment (Residential South - Appendix 30) specifically addresses clause 3.10(1)(c) using a 50 year Total Economic Value framework. It quantifies approximately \$7.9 million NPV of long-term costs, comprising approximately \$4.5 million of forgone rural GDP, \$1.7 million of ecosystem service value and \$1.7 million of option/bequest value. Quantified benefits are approximately \$273.8 million NPV, producing a net quantified benefit of approximately \$265.9 million. The development will also

Provision	Comment
	provide approximately 938 homes, significant construction employment and wider infrastructure and housing-market benefits. Subject to the clause 3.10 assessment demonstrating that the statutory criteria are met, the proposed subdivision falls within the exception expressly contemplated by Policy 7. On that basis, the proposal is considered consistent with Policy 7.
Policy 8: Highly productive land is protected from inappropriate use and development.	Policy 8 of the NPS-HPL seeks to protect highly productive land from inappropriate use and development. While the proposal involves the urban development of some land currently treated as highly productive land under the transitional provisions of the NPS-HPL, the proposal is considered to be consistent with the intent of Policy 8 when assessed against the exemption pathway provided under Clause 3.10 of the NPS-HPL. Clause 3.10 provides that territorial authorities may allow the use and development of highly productive land where the land is subject to permanent or long-term constraints that mean the use of the land for land-based primary production is not economically viable, either on its own or together with other land. In this regard, the SL1 Residential South proposal is supported by evidence confirming that the site is subject to extensive and enduring constraints, including wetness limitations, peat soils, erosion constraints and non-productive areas. Further, while the NPS-HPL requires reliance on the existing regional-scale NZLRI mapping, the detailed soil and LUC assessment provides contextual information confirming that approximately 70.4% of the site comprises LUC 4–6 land and non-productive areas. This reinforces that the site does not comprise a wholly cohesive or versatile productive land resource and supports the conclusion that the land is affected by long-term productive constraints for the purposes of Clause 3.10.

Provision	Comment
	The SL1 Residential South site is located directly adjoining Hamilton’s existing urban boundary and established residential areas at Glenview and Deanwell. The <i>Waikato Housing and Business Capacity Assessment</i> identifies a need for additional housing capacity to meet projected population growth and demand within Hamilton and the wider Waikato region. In this context, the proposal will provide a significant and timely supply of approximately 938 residential units, together with integrated infrastructure, a neighbourhood node, public open space and ecological restoration areas. The proposal therefore represents a logical and comprehensively planned urban expansion area capable of assisting in meeting identified housing demand in a coordinated and infrastructure-efficient manner, rather than resulting in isolated or ad hoc rural development. In summary, while the proposal involves the urban development of some land currently treated as highly productive land, it is considered to generally align with and be consistent with Policy 8 because: • the site is subject to permanent and long-term constraints affecting productive capacity, consistent with the exemption framework under Clause 3.10 of the NPS-HPL; • the proposal forms part of a coordinated and integrated urban expansion adjoining Hamilton’s existing urban boundary; • the development avoids fragmented or ad hoc rural development patterns; and • the proposal responds to significant identified housing demand and supports efficient urban growth outcomes.

Provision	Comment
	On balance, the proposal is considered to be an appropriate form of development in the context of the site characteristics and exemption pathway anticipated under Clause 3.10 of the NPS-HPL.
Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	The proposal has been designed and located so that reverse-sensitivity effects are unlikely to materially constrain land-based primary production on surrounding highly productive land, consistent with Policy 9. Residential South directly adjoins Hamilton's established residential area along much of its northern and north-western boundary. The proposal therefore extends an existing urban edge rather than inserting a new pocket of residential development into the middle of a productive rural environment. The wider Site is also part of the planned SL1 Growth Cell, and the Hamilton Southern Links designation lies to the south-west and will provide an increasingly definitive physical separation between the urban growth area and rural land beyond as that infrastructure is delivered. The balance land to the west and south is largely within the Applicant's control and has been considered as part of the wider SL1 masterplanning process. The specialist NPS-HPL assessment identifies that the productive potential of that land is itself affected by the Southern Links designation, parcel configuration, proximity to existing and planned urban development and the loss or relocation of supporting dairy infrastructure. These circumstances materially reduce the likelihood that Residential South will impose new constraints on a large, cohesive and highly productive farming operation. The comprehensive subdivision pattern also avoids the type of dispersed rural-residential development that commonly gives rise to reverse-sensitivity effects. Urban lots are consolidated within a defined development area and are supported by coordinated roads, reserves, infrastructure and landscape interfaces. On balance, the proposal is not expected to materially constrain existing or future land-based primary

Provision	Comment
	production activities on surrounding highly productive land and is therefore considered consistent with Policy 9.

1.5 National Policy Statement for Infrastructure 2025

Objective / Policy	Comment
Objective (1) The objective of this National Policy Statement is to: (a) ensure the national, regional and local benefits of infrastructure are provided for; (b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety; (c) 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; (d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and (e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.	The SL1 Residential South proposal is considered consistent with the objective of the NPS-I. The development includes an integrated package of transport, stormwater, wastewater, potable water, power and telecommunications infrastructure that will enable approximately 938 homes, a neighbourhood commercial node, public open space and associated community facilities to be delivered as a comprehensively planned extension of Hamilton's urban area. The infrastructure provides clear local and wider benefits. New reticulated networks, two wastewater pump stations, six constructed stormwater wetlands, public roads, walking and cycling facilities, water supply and utility services will provide the essential services required for the development and will be progressively vested or operated by the relevant network providers. The development also provides a defined demand base that supports the sequencing of wider strategic investment across southern Hamilton and the SL1 Growth Cell, including Hamilton Southern Links, the future Southern Wastewater Treatment Plant and a future southern water reservoir. The infrastructure strategy is staged and adaptable. Each development stage is intended to be serviced before occupation, while interim connections make effective use of existing network capacity and preserve a pathway to longer-term strategic solutions. Stormwater infrastructure incorporates Water Sensitive Urban Design, treatment, attenuation and climate change allowances; wastewater pump stations

Objective / Policy	Comment
	include emergency storage; and the transport network provides multimodal connections and future integration with the wider network. Overall, the proposal enables infrastructure to support housing growth and community wellbeing, provides for resilient and well-functioning networks, and coordinates infrastructure delivery with development in a timely and efficient manner while managing adverse effects. It is therefore consistent with the NPS-I objective.
Policy 1: Providing for the benefits of infrastructure (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.	The proposal is considered consistent with Policy 1. The infrastructure required for Residential South will provide substantial local and regional benefits by converting planned housing capacity into land that can be safely serviced, developed and occupied. In particular, it will: • enable approximately 938 homes and a neighbourhood commercial node, directly supporting additional housing capacity and a well-functioning urban environment; • provide essential transport, stormwater, wastewater, potable water, firefighting, power and telecommunications services for present and future residents; • improve walking and cycling connectivity to the surrounding Glenview and Deanwell neighbourhoods and provide a road network capable of accommodating future public transport; • provide an integrated stormwater system comprising on-lot retention/soakage, conveyance, six constructed wetlands and controlled discharge, improving resilience to flooding and climate change while protecting the receiving environment; and

Objective / Policy	Comment
(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.	• support the sequencing and investment case for wider strategic infrastructure, including Hamilton Southern Links, the future Southern Wastewater Treatment Plant and a future southern water reservoir. The proposal also recognises that infrastructure networks are interconnected. The wastewater, water, stormwater and transport solutions have been developed in consultation with the relevant network authorities and are staged so that local delivery does not compromise wider network operation or ultimate strategic solutions. Localised construction and amenity effects are addressed through technical design, management plans and proposed conditions and are proportionate to the significant infrastructure benefits enabled by the proposal.
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: (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;	The proposed infrastructure has a clear operational and functional need to be located within, and connect to, the Residential South Site and surrounding networks. Roads, stormwater corridors and wetlands, wastewater pump stations and reticulation, water supply and utility services must be located where they can efficiently service the proposed neighbourhood and connect with existing or planned infrastructure. The layout reflects those functional requirements. The stormwater network follows site topography and catchments and discharges to the Mangakōtukutuku Stream system; wastewater is conveyed by gravity to two pump stations before connecting to the Peacocke network; water supply connects to existing mains at Saxbys Road, MacMurdo Avenue and Forth Crescent, with later stage strategic connections available; and the road hierarchy links directly with the existing Hamilton network while providing for future growth-cell connections. The location and form of the infrastructure therefore arise from the services required, the physical characteristics of the Site and the need to operate as interconnected networks. The proposal is consistent with Policy 2.

Objective / Policy	Comment
(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.	
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 proposal is considered consistent with Policy 3. The wider SL1 Growth Cell concept plan in Volume 1 provides an integrated spatial framework for transport, three waters infrastructure, open space, neighbourhood facilities and future urban development. While that concept plan is not itself embedded in a statutory strategic planning document, it provides important context for how Residential South relates to the wider growth cell and its longer-term infrastructure requirements. The South Hamilton-North Waipā spatial work also reinforces the strategic growth role of this area. At the project scale, the Residential South Masterplan (Residential South - Appendix 6) spatially integrates the arterial, collector and local road network, wastewater pump stations, stormwater ponds and reserves, riparian corridor, walking and cycling links and neighbourhood facilities. The infrastructure design has therefore been developed within both a site-specific masterplan and a wider growth cell framework rather than as isolated infrastructure components. This enables current servicing requirements to be coordinated with future connections and strategic infrastructure as the wider area develops.
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;	The proposal is considered consistent with Policy 4 because the infrastructure strategy has been specifically structured to enable efficient and timely delivery while maintaining compatibility with longer-term network solutions. The Residential South proposal will be delivered in five stages, with each stage incorporating the stormwater, wastewater, water and transport infrastructure required to service its catchment before occupation. The staged approach makes

Objective / Policy	Comment
(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; (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: (i) improve the resilience of infrastructure to the risks from natural hazards and effects of climate change; (ii) maintain or improve its level of infrastructure service, including to meet increasing demand; or (iii) 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 Waihanga.	effective use of existing infrastructure where capacity is available while preserving clear pathways to strategic upgrades. Wastewater can be serviced in the interim through the Peacocke network, which has sufficiently assessed capacity for the Residential South flows, with the longer term pathway associated with the future Southern Wastewater Treatment Plant. Water supply similarly uses existing Hamilton connections in earlier stages, with later stage connections and a future southern reservoir forming part of the wider strategic response. The stormwater system is gravity based and uses a treatment train approach comprising on-lot rainwater reuse and soakage, piped and overland conveyance, forebays and six constructed wetlands. This reduces operational complexity, improves water quality and flood management outcomes and allows stormwater infrastructure to be commissioned progressively with each stage. The road and active mode network likewise connects to existing streets while allowing future integration with the wider SL1 Growth Cell and Southern Links network. The proposal also involves cross-boundary coordination between Waipā District, Hamilton City and the relevant water and transport providers. Continued detailed design and Engineering Plan Approval processes provide flexibility to refine infrastructure methods and staging without undermining the overall servicing strategy. Collectively, this approach enables timely development, effective use of existing networks and progressive transition to longer-term strategic infrastructure.
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;	The proposal is considered consistent with Policy 5. The Residential South proposal includes infrastructure-supporting activities that are necessary to enable the benefits of the core infrastructure networks to be realised, including earthworks and ground preparation, access and service corridors, pump-station sites, stormwater reserves

Objective / Policy	Comment
(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.	and wetlands, temporary construction infrastructure, erosion and sediment controls and utility installation. These activities have been incorporated into the masterplan and staging framework so they are delivered when required to support each development stage. In particular, the first stages establish key transport, wastewater, water and stormwater infrastructure that provides a foundation for later stages of Residential South and supports integration with the wider SL1 Growth Cell. The coordinated delivery of these supporting activities therefore assists both the timely implementation of the development and the future delivery of strategic infrastructure in southern Hamilton.
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: (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.	The proposal is considered consistent with Policy 6. Tangata whenua have been engaged throughout development of the wider SL1 Growth Cell through the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). Engagement has informed matters directly relevant to infrastructure, including the Waikato River water supply, stormwater and freshwater management, the masterplan, riparian and ecological restoration, landscape design, cultural monitoring and the treatment of culturally significant values within the Site. The infrastructure response incorporates outcomes that reflect this engagement, including restoration and planting associated with the Mangakōtukutuku Stream corridor, an integrated blue-green stormwater network and opportunities for ongoing cultural monitoring during construction. Continued engagement through detailed design and implementation also provides a mechanism for tangata whenua perspectives to remain part of infrastructure delivery. Accordingly, Māori interests have been recognised and provided for in the development and implementation of the proposed infrastructure.

Objective / Policy	Comment
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 proposal is considered consistent with Policy 7. The infrastructure has been designed through an integrated technical assessment process that considers site constraints, operational requirements and the scale and duration of potential effects. The location and form of roads, stormwater devices, wastewater pump stations, water infrastructure and utility corridors have been selected to efficiently service the development while avoiding or minimising effects where practicable. The design has been developed in accordance with relevant technical standards and recognised methodologies, including RITS, applicable New Zealand and Austroads standards, WRC stormwater and erosion and sediment control guidance and relevant acoustic standards. Stormwater infrastructure incorporates on-lot retention and soakage, six constructed wetlands, overland flow paths and climate change allowances, with modelling confirming reduced post-development peak flows. Wastewater pump stations include emergency storage and are located above the 100-year flood level, while water modelling confirms the required pressure and firefighting performance can be achieved. Construction effects are temporary and will be managed through the Construction Management Plan, Earthworks Management Plan and Construction Noise and Vibration Management Plan (refer to Residential South - Appendix 28). The CNVMP applies the best practicable option, activity-specific controls, monitoring, liaison and corrective action procedures, with particular management for works close to occupied dwellings. Erosion and sediment controls will likewise be staged with earthworks to protect receiving environments. Overall, the proposed mitigation and conditions are proportionate to the scale and nature of the identified effects and allow the infrastructure benefits to be realised without unnecessary or disproportionate constraints.

Objective / Policy	Comment
Policy 8: Operation, maintenance and minor upgrade 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.	Policy 8 is relevant to the proposal's connections to, and limited upgrading of, existing infrastructure. The Residential South proposal has been designed to use existing network capacity where practicable, with connections to the existing Hamilton road, water and wastewater networks and targeted upgrades delivered progressively as development proceeds. The staged approach avoids unnecessary replacement of existing infrastructure and allows existing networks to continue operating while new infrastructure is commissioned. Detailed design and Engineering Plan Approval processes will ensure that connections and upgrades meet the relevant network-provider requirements and do not compromise ongoing operation or maintenance. The proposal is therefore consistent with the intent of Policy 8.
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 proposal is considered consistent with Policy 9. The Residential South proposal requires substantial new infrastructure, including new public roads and active mode facilities, two wastewater pump stations and associated reticulation, a reticulated water network, six stormwater wetlands and associated conveyance and attenuation infrastructure, and underground power and telecommunications. The infrastructure is located predominantly within the development footprint and has been integrated into the masterplan to avoid or minimise adverse effects. Stormwater and riparian reserves provide both infrastructure and environmental functions; pump stations and roads are located and designed to manage flood and operational risks; and construction effects are addressed through erosion and sediment, traffic, noise and vibration management measures. The proposal also provides wider benefits beyond the Site, including improved active mode connections and a defined demand base supporting future strategic water, wastewater and transport investment. Accordingly, the new infrastructure is

Objective / Policy	Comment
	appropriately enabled while its localised adverse effects are avoided, remedied or mitigated where practicable.
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 (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;	Policy 10 is principally directed to planning instruments rather than the determination of an individual resource consent application. Its interface and compatibility principles are nevertheless relevant to Residential South because the proposal introduces new sensitive residential activities alongside existing and planned infrastructure and connects directly with established urban networks. The masterplan has been developed to integrate land use and infrastructure from the outset. Roads, walking and cycling routes, stormwater reserves, pump stations and service corridors are embedded within the subdivision layout, with sufficient land provided for operation, access and maintenance. The layout also provides for future transport connections and strategic infrastructure serving the wider SL1 Growth Cell. Potential compatibility issues are specifically addressed. The Acoustic Assessment (refer to Residential South – Appendix 27) considers existing surrounding activities and future road traffic noise, with acoustic treatment proposed for dwellings close to the future arterial route where required. Construction noise and vibration are managed through the CNVMP, and infrastructure design standards and setbacks provide for safe operation and maintenance. Engagement with Hamilton City, Waipā District, IAWAI, Waikato Waters Limited and other network providers has informed the servicing strategy and will continue through detailed design. Accordingly, the proposal gives practical effect to the underlying objective of strategically integrating infrastructure and land use and managing reverse-sensitivity and compatibility issues set out in Policy 10.

Objective / Policy	Comment
(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	The proposal is considered consistent with the intent of Policy 11. The Residential South proposal has been designed with the interface between infrastructure and surrounding activities expressly in mind, recognising that noise, vibration, dust, traffic and visual effects can arise during construction and, to a lesser extent, from ongoing infrastructure operation. Construction effects will be temporary and managed through project-specific plans and conditions. The Construction Noise and Vibration Management Plan (refer to Residential South - Appendix 28) establishes construction hours, noise control zones near occupied dwellings, equipment separation distances, acoustic barriers where required, vibration controls, monitoring, neighbour liaison, complaint procedures

Objective / Policy	Comment
(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.	and corrective actions. Earthworks and construction management measures similarly address dust, sediment, access and traffic effects. Operational infrastructure is integrated into the subdivision layout and designed to be compatible with residential use. Stormwater wetlands and reserves are incorporated into the blue-green open space network, pump stations include appropriate siting and resilience measures, and the road hierarchy balances access and movement with residential amenity and active modes. The Acoustic Assessment (refer to Residential South - Appendix 27) also addresses future traffic noise and recommends building acoustic controls for identified lots near the future arterial route. These measures recognise that some change in amenity is inherent in delivering infrastructure for a new urban neighbourhood, while placing primary responsibility on the new development to manage its effects. The resulting interface is considered appropriately managed and consistent with Policy 11.

1.6 National Policy Statement for Natural Hazards 2025

Objective / Policy	Comment
Objective (1) Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.	The SL1 Residential South proposal is supported by a suite of site specific natural hazard assessments, including the Infrastructure Report (refer to Residential South – Appendix 13), Stormwater Management Plan and Stormwater Assessment Report (refer to Residential South – Appendix 14), Geotechnical Investigation Report (refer to Residential South - Appendix 17) and Geotechnical Effects Management Plan (refer to Residential South - Appendix 18). Together, these assessments address the principal flood and land hazards relevant to the Site, including existing shallow

Objective / Policy	Comment
	flooding and overland flow, seismicity and liquefaction, lateral spreading, slope stability, settlement and bearing capacity, and groundwater related effects associated with the proposed stormwater wetlands and wastewater infrastructure. The Geotechnical Investigation Report concludes that natural hazard risk is low to medium for the hazards assessed and that the Site is suitable for the proposed development, subject to the recommended design and management measures. Flood risk is addressed through an integrated stormwater system comprising on-lot retention, six constructed wetlands, formal overland flow paths and controlled discharge. Accordingly, the proposal adopts a risk-based and proportionate approach to natural hazard management and is considered consistent with the Objective.
Policy 1 When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	The natural hazard assessment has been undertaken using the NPS-NH risk matrix. The Geotechnical Investigation Report (refer to Residential South – Appendix 17) includes a site-specific geohazard risk register that assesses both existing and residual risk by reference to likelihood and consequence. Hazards assessed include seismicity, fault rupture, liquefaction, lateral spreading, slope instability, problematic soils, settlement, erosion and groundwater effects. For example, the assessment records reductions in risk through mitigation for liquefaction, lateral spreading, compressible soils, bearing capacity failure and construction related hazards. Flood risk has separately been quantified through detailed catchment and 2D HEC-RAS modelling. Taken together, these assessments provide a clear risk-rating basis for the design and management response and are 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.	The proposal applies mitigation that is proportionate to the nature and level of each identified hazard. Flood risk is managed through site levels, on-lot retention and soakage, six constructed wetlands, controlled discharge and dedicated overland flow paths designed to safely convey the 100 year climate change event. Land hazards are addressed through lot-specific foundation design for liquefaction, setbacks and

Objective / Policy	Comment
	detailed design review for lateral spreading and slope stability, appropriate treatment of unsuitable or compressible soils, and geotechnical supervision of earthworks. Groundwater drawdown and wetland uplift risks are subject to specific engineering controls, monitoring and a Trigger Action Response Plan under the Geotechnical Effects Management Plan, including perimeter sheet piling where required for the stormwater wetlands. These measures directly respond to the assessed risks without imposing controls disproportionate to their scale and are 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 part of the proposed subdivision, use or development is assessed as having a very high residual natural hazard risk, including in relation to either flooding or land based hazards. The Geotechnical Investigation Report (refer to Residential South – Appendix 17) concludes that the natural hazard risks assessed for Residential South are low to medium following the recommended design and management response, with potentially material issues including liquefaction, groundwater effects, settlement, slope stability and artificial wetland stability capable of being appropriately managed through established engineering measures, detailed design and monitoring. Flood risk has also been specifically assessed. Existing condition modelling identifies widespread shallow flooding and poorly defined overland flow paths across parts of the Site. The proposed development responds through an integrated stormwater and flood management system incorporating on-lot retention and soakage, piped conveyance, defined overland flow paths and six constructed wetlands providing treatment, detention and attenuation. Post-development modelling demonstrates that peak flows are reduced at all assessed locations for the 2 year, 10 year and 100 year climate change events, with extreme flows safely conveyed through the designed overland flow network. The subdivision layout and development levels have therefore been designed so that residential development is not exposed to an unacceptable level of flood risk and does not create a very high residual flood risk.

Objective / Policy	Comment
	Accordingly, the proposal does not give rise to any very high residual natural hazard risk that would require avoidance under Policy 3. The identified flood and geotechnical hazards can be appropriately managed through the proposed design, engineering, monitoring and consent framework, and the development is therefore considered consistent with Policy 3.
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 proposal has been designed so that mitigation within the Site does not transfer or increase significant natural hazard risk onto adjoining land. Flood modelling extends through the Site and downstream Mangakōtukutuku Stream system and demonstrates that post-development peak flows are reduced at the assessed locations for the 2 year, 10 year and 100 year climate change events. The stormwater system maintains hydraulic connectivity and provides attenuation, controlled discharge and safe secondary overland flow routes. Potential off-site geotechnical effects have also been assessed. The Geotechnical Effects Management Plan (refer to Residential South – Appendix 18) identifies monitoring and trigger response measures for groundwater drawdown and settlement, while the Geotechnical Investigation Report (refer to Residential South – Appendix 17) records that the proposed development is not expected to create additional stability risk to the Mangakōtukutuku Stream and gully where the proposed 20 m stream corridor is maintained. These measures provide a proportionate response to potential cross-boundary effects and the proposal is considered 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 natural hazard assessment is based on detailed and current site specific information. This includes geotechnical investigations using test pits and CPT testing, groundwater monitoring, liquefaction and settlement analysis, slope stability modelling, hydrogeological assessment, the Wetland A uplift and stability review, and catchment-scale HEC-RAS flood modelling. The Geotechnical Effects Management Plan is expressly a live document and provides for monitoring, trigger levels,

Objective / Policy	Comment
	contingency measures and review as construction and detailed design progress. This allows decisions to be made on the best information presently available while retaining an appropriate mechanism to respond if observed groundwater, settlement or other conditions differ from those predicted. The proposal is therefore consistent with Policy 5.
Policy 6 The potential impacts of climate change to at least 100 years into the future must be considered.	Climate change has been expressly incorporated into the flood and stormwater assessment over the long term. The Stormwater Assessment Report applies NIWA SSP5-8.5 (RCP 8.5) climate projections and assesses the 100 year ARI climate change event. The stormwater system is designed to attenuate that event to no more than 80% of pre-development discharge, with primary and secondary conveyance systems sized to manage climate adjusted rainfall and overland flow paths designed to safely convey extreme event flows. The geotechnical assessment also considers long-term settlement over a 100 year design life for roads and Council buried infrastructure. The proposal therefore incorporates the potential effects of climate change over at least the 100 year horizon sought by Policy 6.

2.0 Waikato Regional Policy Statement

Objective / Policy	Comment
Part 2: Resource Management Overview	
<i>Integrated Management</i>	
Objective IM-O1 – Integrated Management Natural and physical resources are managed in a way that recognises:	The proposal is considered consistent with Objective IM-O1. The Residential South proposal has been planned as an integrated urban development rather than as a series of separate land use and infrastructure activities. The masterplan coordinates approximately 938 dwellings, a neighbourhood commercial node, transport

1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	connections, three waters infrastructure, open space, ecological restoration and stormwater management within a staged framework. This recognises the interrelationship between the built environment, land, freshwater, groundwater, ecology and community wellbeing. Freshwater and ecological systems have materially influenced the layout. The upper Mangakōtukutuku Stream, associated riparian corridors and key drainage connections are incorporated into the blue-green network, with riparian restoration, indigenous planting and constructed stormwater wetlands providing water quality, ecological, landscape and amenity functions. The stormwater strategy adopts an integrated treatment train approach, including on-lot retention, swales and wetlands, and has been modelled at catchment scale to manage water quality, flood risk and downstream effects. Groundwater surface water relationships have also been assessed and will be managed through construction monitoring and contingency measures where dewatering is required. The development is also coordinated with staged transport and three waters infrastructure. The transport strategy provides local road connections, walking and cycling links and future public transport opportunities, with network upgrades and staging controls linked to the scale of development. Ongoing involvement of the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South – Appendix 24) has further informed the treatment of whenua, wai and ecological values. Overall, the proposal demonstrates an integrated response to environmental, social, economic and cultural considerations consistent with Objective IM-O1.
IM O2-Resource use and development Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:	The proposal is considered generally consistent with Objective IM-O2. SL1 Residential South represents a change in the use of the Site from predominantly rural land to a comprehensively planned urban residential neighbourhood. In doing so, the proposal will enable significant social and economic benefits through the delivery of

1. access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;
2. the life supporting capacity of soils, water and ecosystems to support primary production activities;
3. the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;
4. access to the significant mineral resources of the region; and
5. the availability of water for municipal and domestic supply to people and communities.

approximately 938 dwellings, a neighbourhood commercial node, public open space, active mode connections and the infrastructure required to support a new community immediately adjoining Hamilton's existing urban area. The proposal will therefore enable a substantial number of people and households to provide for their social and economic wellbeing and will contribute to addressing identified housing demand within Hamilton and the wider sub-region.

In relation to clauses (1) and (2), the proposal will permanently remove land currently used for primary production and includes land identified as having productive soils. The Site is predominantly LUC 2 soils, although the detailed assessments identify areas affected by drainage, topography, organic/peat soils, fragmentation and other constraints that limit the practical productive potential of parts of the Site. SL1 Residential South directly adjoins Hamilton's established urban area, forms part of the wider SL1 Growth Cell identified for future urban expansion, and is affected by the designated Hamilton Southern Links corridor and strategic boundary arrangements between Hamilton City and Waipā. The proposal comprehensively urbanises the Site rather than creating a fragmented pattern of rural residential development, leaving the wider rural environment to the south and west available for continued primary production.

The development has also been designed to maintain and enhance important environmental resources and ecosystem functions where practicable. In particular, the upper Mangakōtukutuku Stream and associated riparian corridor will be retained and enhanced, stormwater will be treated and attenuated prior to discharge, and ecological management measures address effects on wetlands, freshwater fish and other indigenous fauna. These measures assist in maintaining and enhancing water and ecosystem values notwithstanding the change in land use.

Clauses (3) and (4), relating respectively to energy resources and significant mineral resources, are not directly relevant to the proposal. In relation to clause (5), SL1 Residential South will be provided with a reticulated potable water supply as part of

	the coordinated infrastructure required to service the development. The proposal also contributes to the demand base and strategic planning for longer term water supply infrastructure serving the wider SL1 Growth Cell and southern Hamilton. The wider infrastructure strategy specifically recognises the future southern Hamilton water reservoir as strategic infrastructure associated with growth in this area. Overall, while the loss of land from primary production creates some tension with clauses (1) and (2), the proposal provides substantial social and economic benefits through the sustainable and coordinated development of a strategically identified growth area, while incorporating measures to maintain and enhance freshwater, ecological and wider environmental values. On balance, the proposal is considered generally consistent with Objective IM-O2.
Objective IM-O4 – Health and wellbeing of the Waikato River The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.	Although the Site is not located directly on the Waikato River, it lies within the Mangakōtukutuku catchment, which discharges to the Waikato River approximately 2.5 km downstream. The health and wellbeing of the River is therefore directly relevant to the management of stormwater, freshwater ecology and land disturbance associated with the proposal. The proposal supports the restoration and protection direction of Te Ture Whaimana through a combination of avoidance, treatment and restoration measures. The upper Mangakōtukutuku Stream and floodplain wetland are retained, riparian margins will be restored and planted, and the stormwater system provides on-lot retention, water quality treatment, extended detention and attenuation before discharge to the receiving environment. Flood modelling demonstrates reduced peak flows at assessed locations for the 2 year, 10 year and 100 year climate change events, while erosion and sediment controls and freshwater management plans will manage construction effects. The EclA (refer to Residential South – Appendix 23) also provides for indigenous fish management, wetland restoration and approximately 4.6 ha of restoration and amenity planting across stream, riparian and open space corridors.

	The proposal has been developed with ongoing tangata whenua involvement through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South – Appendix 24), including consideration of mauri, mana whakahaere and the relationship of tangata whenua with the Waikato River and its tributaries. In addition, the separate consent for the SL1 municipal water take (refer to Residential South – Appendix 31) from the Waikato River uses the existing Hamilton intake, requires no new instream infrastructure and includes low flow and water management controls. Taken together, these measures provide a substantive restoration and effects-management response and are considered consistent with Objective IM-O4.
Objective IM-O5 – Climate Change Land use is managed to: 1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on: (a) amenity; (b) the built environment, including infrastructure; (c) indigenous biodiversity; (d) natural character; (e) public health and safety; and (f) public access. 2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	The proposal is considered consistent with Objective IM-O5. The stormwater and flood management strategy has been designed using climate change adjusted rainfall, including the future climate change conditions, and provides on-lot retention, conveyance, constructed wetlands, attenuation and defined overland flow paths. The 2 year and 10 year events are attenuated to pre-development discharge rates and the 100 year climate change event is limited to no more than 80% of pre-development discharge, with modelling confirming no material adverse downstream flooding effects. Building platforms, road levels and secondary flow paths will be refined through detailed design to maintain flood immunity and safe exceedance routes. The proposal also supports reductions in greenhouse gas emissions through a compact, predominantly medium density urban form adjoining Hamilton's existing urban area. A connected street network, shared paths, walking and cycling links to surrounding neighbourhoods, schools, open spaces and public transport, and provision for future public transport routing provide realistic alternatives to private vehicle travel. The integrated blue-green network and extensive planting will also

	contribute to urban cooling, ecological resilience and adaptation to future climate conditions.
IM O6 – Ecosystem services The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.	The proposal is considered consistent with Objective IM-O6. While development of SL1 Residential South will result in the urbanisation of the Site and associated modification of its existing rural environment, the proposal has been comprehensively designed to recognise the ecosystem services provided by the Site’s freshwater, riparian and ecological features and to maintain or enhance those functions as part of the development. In particular, the upper Mangakōtukutuku Stream and associated riparian corridor will be retained and enhanced, providing for the ongoing ecological, freshwater and habitat functions of this part of the Site. The proposed blue-green network integrates these areas with stormwater reserves, constructed wetlands and open space, with stormwater treated and attenuated before discharge. Ecological management measures also address effects on wetlands, freshwater fish and other indigenous fauna. These measures will maintain and, in a number of respects, enhance ecosystem services associated with water quality, stormwater management, freshwater and terrestrial habitat, biodiversity and ecological connectivity. The proposal will also provide wider benefits through the restoration and enhancement of riparian margins and the integration of ecological areas with the public open space network. The earlier assessment identifies that the development will protect and restore riparian margins, enhance indigenous biodiversity outside SNAs and incorporate low impact stormwater design. This will enable natural systems to continue performing important environmental functions within what will become an urban environment, while also providing amenity and recreational benefits for the future community. There will be a change in the ecosystem services associated with the Site's current rural and productive use as the land is urbanised. However, the proposal does not

	simply replace the existing environment with urban development. Rather, the masterplan incorporates a connected blue-green network and targeted restoration and enhancement measures intended to protect important natural features and improve their ecological function over time. Overall, the proposal recognises the ecosystem services associated with the Site's natural resources and provides for their maintenance and enhancement as part of the future urban environment. It is therefore considered consistent with Objective IM-O6.
Objective IM-O7 – Relationship of tangata whenua with the environment 1. The relationship of tangata whenua with the environment is recognised and provided for, including: 2. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 3. the role of tangata whenua as kaitiaki.	The relationship of tangata whenua with the environment has been recognised and provided for through the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment at Residential South - Appendix 24. The Working Group includes representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato Tainui, and has been involved throughout the development of the wider SL1 project. Tangata whenua values have informed the treatment of whenua, wai and ecological systems, including the riparian and restoration planting strategy, stormwater and freshwater management, and opportunities for cultural narratives and identity within public spaces. The proposal also provides for continued tangata whenua involvement through implementation and environmental management, supporting the exercise of mana whakahaere and kaitiakitanga. This integrated engagement and design response is considered consistent with Objective IM-O7.
Objective IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	The proposal enables efficient use and development of natural and physical resources through a compact, comprehensively masterplanned urban form adjoining Hamilton's existing urban area. Approximately 938 dwellings, a neighbourhood commercial node, open space and supporting infrastructure are coordinated within a staged development framework, enabling infrastructure to be delivered with the

	development it serves and reducing the inefficiencies associated with fragmented or ad hoc growth. The proposal also makes efficient use of existing and planned transport and three waters networks, while incorporating water sensitive stormwater design, on-lot retention and an integrated blue-green network. The development will necessarily involve substantial earthworks and construction materials, but topsoil and suitable material sourced from within the site are to be reused where practicable, and construction management measures will minimise waste and avoid unnecessary resource use. Overall, the proposal is considered consistent with the sustainable and efficient resource use direction of Objective IM-O8.
Objective IM-O9 – Amenity 1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.	The proposal is considered consistent with Objective IM-O9. It will result in a substantial change from a modified rural edge to an urban residential environment. However, that change occurs immediately adjoining the established Deanwell and Glenview neighbourhoods and within the strategically identified SL1 Growth Cell. The Landscape and Visual Assessment (refer to Residential South – Appendix 12) identifies the existing landscape as a modified rural edge landscape of low overall value and concludes that the post-mitigation landscape and visual effects are moderate adverse but appropriate in this growth context. Amenity is embedded in the masterplan through a connected neighbourhood park, the Mangakōtukutuku Stream and riparian corridor, stormwater reserves, walking and cycling connections, landscaping and a small neighbourhood centre. The residential Core Controls and Design Guidelines manage building height, site coverage, setbacks, landscaped areas, outlook, outdoor living space, privacy, fencing and passive surveillance. Lower intensity forms and additional landscape buffers are used at sensitive interfaces, while higher density housing is generally concentrated internally. These measures will establish an attractive, safe and coherent medium

	density neighbourhood while recognising that amenity values at Hamilton's urban edge will appropriately change as planned urbanisation occurs.
IM P1 – Integrated approach An integrated approach to resource management will be adopted that: 1. recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries; 2. maximises the benefits and efficiencies of working together; 3. recognises the multiple values of natural and physical resources including ecosystem services; 4. responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur; 5. maximises opportunities to achieve multiple objectives; 6. takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends; 7. applies consistent and best practice standards and processes to decision making; and 8. establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.	The proposal is considered consistent with Policy IM-P1. SL1 Residential South has been developed through a comprehensive masterplanning process that recognises the interconnected nature of land use, transport, three waters infrastructure, natural hazards, freshwater and ecological values, open space and the surrounding urban and rural environments. Rather than addressing these matters separately, the masterplan provides an integrated framework for the urbanisation of the Site, including approximately 938 dwellings, a neighbourhood commercial node, a connected transport and active-mode network, public open space, stormwater management and ecological enhancement. The proposal particularly responds to the Site's location at the interface between Hamilton City and Waipā District and within the wider SL1 Growth Cell. Development is intended to integrate directly with Hamilton's existing urban area and transport network, while also providing for longer-term connections with the wider SL1 area and strategic infrastructure, including Hamilton Southern Links. The infrastructure strategy similarly coordinates the delivery of internal roads, stormwater, wastewater, water and utilities with external network upgrades and longer-term strategic infrastructure. This recognises that the effects and infrastructure requirements of the development extend beyond the Site and need to be considered across territorial boundaries and over the full development period. The integrated design also recognises the multiple values of the Site's natural resources and ecosystem services. In particular, the upper Mangakōtukutuku Stream and associated riparian corridor will be retained and enhanced and integrated with the wider blue-green and open-space network. Stormwater will be treated and attenuated prior to discharge, while ecological management measures address effects on wetlands, freshwater fish and other indigenous fauna. This approach

provides opportunities to achieve multiple outcomes simultaneously, including stormwater management, ecological restoration, biodiversity and habitat enhancement, landscape and amenity benefits, recreational opportunities and pedestrian and cycling connectivity.

The proposal also adopts a long-term and staged approach to development. Residential South is intended to be progressively developed in a manner that coordinates land release with the provision of transport and three waters infrastructure. The transport strategy, for example, identifies staged external network improvements alongside public transport and walking and cycling infrastructure, while recognising uncertainty around the timing of Hamilton Southern Links and providing for the transport effects of development to be reassessed as later stages proceed. This enables the development to respond to changing network conditions and infrastructure delivery rather than relying on a single fixed future scenario.

The proposal has also involved engagement and coordination with the relevant infrastructure and resource management agencies, including Waipā District Council, Hamilton City Council, Waikato Regional Council and NZ Transport Agency Waka Kotahi, reflecting the cross-boundary and strategic nature of the development and its infrastructure requirements. Appropriate standards, staging requirements and consent conditions can provide clear thresholds for development and ensure that the necessary infrastructure and mitigation are delivered as the Site develops.

Overall, the comprehensive masterplan and supporting technical assessments demonstrate an integrated approach to the use and development of the Site. The proposal coordinates land use, infrastructure, transport, freshwater, ecological and open space outcomes across both spatial and temporal scales, while providing mechanisms for staged delivery and ongoing management of effects. It is therefore considered consistent with Policy IM-P1.

Policy IM-P3 – Tangata Whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	The proposal provides meaningful and ongoing opportunities for tangata whenua to express, maintain and enhance their relationship with the SL1 rohe. The SL1 Tangata Whenua Working Group has been established as the principal engagement mechanism and has informed the proposal through the Cultural Impact Assessment (refer to Residential South – Appendix 24) and continuing project discussions. This involvement has influenced freshwater, ecological and landscape outcomes, including riparian restoration, indigenous planting, stormwater management, protection and enhancement of the Mangakōtukutuku Stream corridor, and opportunities for cultural identity and storytelling within public spaces. Tangata whenua involvement is also intended to continue through implementation and environmental management. The proposal therefore provides for participation beyond consultation alone and is considered consistent with Policy IM-P3.
Policy IM-P5 – Maintain and enhance areas of amenity value Areas of amenity value are identified, and those values are maintained and enhanced. These may include: 1. areas within the coastal environment and along inland water bodies; 2. scenic, scientific, recreational or historic areas; 3. areas of spiritual or cultural significance; 4. other landscapes or seascapes or natural features; and 5. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.	The principal amenity values within and adjoining the Site are associated with the Mangakōtukutuku Stream and wetland corridor, Resthills Park, existing residential interfaces and the open rural edge character. The proposal will change the existing rural amenity, but the masterplan deliberately retains and strengthens the features with the greatest ongoing amenity value. The upper Mangakōtukutuku Stream, riparian corridors, stormwater reserves, neighbourhood park and connected walking routes form an integrated blue-green open space network. Indigenous and riparian planting, landscape buffers and built form controls will soften the transition to adjoining residential, park and rural land and improve ecological and recreational amenity over time. Cultural values associated with whenua and wai have also informed the landscape response through the Cultural Impact Assessment (refer to Residential South – Appendix 24). The proposal is therefore considered to maintain and, in several respects, enhance the amenity values that are most relevant to the future urban environment, consistent with Policy IM-P5.

Part 3: Domains and Topics

Land and freshwater

Objective LF-O1 – Mauri and values of fresh water bodies

Maintain or enhance the mauri and identified values of fresh water bodies including by:

1. maintaining or enhancing the overall quality of freshwater within the region;
2. safeguarding ecosystem processes and indigenous species habitats;
3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands;
4. safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030;
5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed;
6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety;
7. recognising that there will be variable management responses required for different catchments of the region; and
8. recognising the interrelationship between land use, water quality and water quantity.

The proposal is considered generally consistent with Objective LF-O1 because freshwater management is a core organising element of the masterplan. The Residential South site lies within the Mangakōtutuku catchment and contains the upper tributary of the Mangakōtutuku Stream, artificial farm drains and two natural inland wetlands. The proposal has therefore been assessed at site, sub-catchment and downstream scales rather than treating individual drainage features in isolation.

The stormwater strategy adopts an integrated treatment train comprising on-lot retention and soakage, a piped network, swales, constructed wetlands, extended detention and attenuation. It is designed to achieve water quality treatment, maintain hydraulic connectivity and reduce post-development peak flows. The upper Mangakōtutuku Stream and Wetland B are retained and enhanced through riparian restoration and ecological management. Indigenous fish effects will be managed through the Fish Management Plan, while construction dewatering will be controlled so that stream and drain flows are maintained and treated discharge does not cause erosion, sedimentation or ecological disturbance.

The unavoidable loss of the small, degraded Wetland A is acknowledged. That residual effect is addressed through creation of approximately 348 m² of compensatory indigenous wetland habitat within the stormwater/stream reserve, together with pest control, monitoring and long-term management. Tangata whenua values and the mauri of freshwater have also informed the proposal through the Cultural Impact Assessment and ongoing Working Group involvement. Overall, the proposal provides an integrated framework to maintain and enhance freshwater quality, habitat and life-supporting capacity while enabling the social and economic benefits of planned urban development.

Objective LF-O2 – Allocation and use of fresh water The allocation and use of fresh water is managed to achieve freshwater objectives (derived from identified values) by: 1. avoiding any new over-allocation of ground and surface waters; 2. seeking to phase out any existing over-allocation of ground and surface water bodies by 31 December 2030; 3. increasing efficiency in the allocation and use of water; and 4. recognising the social, economic and cultural benefits of water takes and uses.	A separate surface water take from the Waikato River has been approved for the wider SL1 development and is included at Residential South - Appendix 31. The consent provides for a maximum take of 6,389 m³/day at 74 L/s through the existing Hamilton municipal intake and treatment infrastructure, with no new instream infrastructure required. The consent includes low flow restrictions, metering and a Water Management Plan and is intended to support staged municipal servicing of SL1. Accordingly, the Residential South proposal does not rely on a new on-site groundwater abstraction for operational potable supply. Construction dewatering is temporary and separately managed as an effects matter rather than as a consumptive allocation. The approved municipal take recognises the social and economic benefits of supplying planned urban growth while incorporating controls directed to allocation limits, efficient use and the health and wellbeing of the Waikato River. The proposal is therefore considered consistent with Objective LF-O2.
Objective LF-O3 – Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: (a) public access; and (b) amenity values. 2. maintain or enhance: (a) water quality; (b) indigenous biodiversity; (c) natural hazard risk reduction; (d) cultural values; (e) riparian habitat quality and extent; and (f) wetland quality and extent.	The proposal is considered generally consistent with Objective LF-O3. The upper Mangakōtukutuku Stream, its riparian margins and the small floodplain Wetland B are retained within the blue-green network and will be enhanced through indigenous planting, pest management and improved ecological connectivity. The masterplan also provides public walking and cycling connections through or alongside open-space and stormwater corridors, increasing access and amenity associated with these areas. Six constructed stormwater wetlands and associated planted margins will provide additional wetland like habitat, water quality treatment, attenuation and landscape value. The proposal does, however, require the loss of the approximately 285 m² Wetland A. That adverse effect is acknowledged and will be addressed through approximately 348 m² of compensatory indigenous wetland habitat within the

	stormwater/stream reserve, with establishment monitoring and long-term management under the Wetland Management Plan. Taken as a whole, the proposal retains the higher-value floodplain wetland, improves riparian habitat and public amenity, and provides a net enhancement response to the modified freshwater environment.
Objective LF-04 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.	
Objective LF-05 – High class soils The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	The proposal will permanently change the use of the Site from rural production to urban residential development and therefore will reduce the area of soil available for primary production. That effect is acknowledged. However, the detailed Soil and Land Use Capability Classification Assessment at Residential South - Appendix 29 demonstrates that the Site's productive characteristics are more constrained and variable than regional scale mapping suggests. Property scale mapping identifies a mixture of LUC Classes 2, 3 and 4 together with modified or non-productive areas, and only approximately 13.6 ha (about 30% of the Site) meets the Waipā District Plan definition of High Class Soil. The productive resource is also affected by extensive organic/peat soils, impeded drainage, internal drains and existing modification. The most versatile mineral soils occur in separate areas rather than as one cohesive block, and the Site's long-term farming viability is affected by the Southern Links designation, loss of core dairy infrastructure and its location immediately adjoining Hamilton's urban edge. These matters are addressed in detail in the specialist NPS-HPL assessment (refer to Residential South – Appendix 26). Accordingly, while the proposal does not retain the whole soil resource for its existing rural use, it concentrates urban development within a strategically identified growth cell and avoids dispersed fragmentation of other rural land. The proposal is considered to have appropriately recognised the life-supporting and productive values of the soil resource in the context of the foreseeable urban use of the Site.

Policy LF-P2 – Outstanding fresh water bodies and significant values of wetlands

Ensure that the outstanding values of a fresh water body that result in that water body being identified as an outstanding fresh water body, and the significant values of wetlands, are protected and where appropriate enhanced.

The upper Mangakōtukutuku Stream is not identified as an outstanding freshwater body, but the Site contains two natural inland wetlands whose values are relevant to this policy. Wetland B is a small floodplain wetland associated with the Mangakōtukutuku Stream and has high ecological value because of its indigenous vegetation and potential freshwater fish spawning function. It will be retained, protected from direct works and managed within the stream reserve.

Wetland A is approximately 285 m², is dominated by exotic vegetation and has been heavily modified by grazing, but remains of moderate ecological value because wetland habitat is regionally and nationally rare. Its loss is unavoidable within the integrated earthworks and road layout and results in a residual adverse effect. The EclA (refer to **Residential South – Appendix 23**) therefore proposes approximately 348 m² of compensatory indigenous wetland habitat within the stormwater/stream reserve, together with restoration planting, pest plant and animal control, monitoring and long-term management.

More broadly, the proposal improves riparian habitat and water quality through stormwater treatment, attenuation and indigenous planting along the Mangakōtukutuku corridor. On this basis, the significant values of the retained wetland are protected and the residual loss of Wetland A is addressed through a specific restoration and compensation response, consistent with the intent of Policy LF-P2.

Policy LF-P3 – All fresh water bodies

Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by:

1. reducing:
 - (a) sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities;
 - (b) accelerated sedimentation of estuaries;

The proposal is considered consistent with Policy LF-P3. The stormwater system has been designed as an integrated treatment train to manage both water quality and quantity, including on-lot retention, swales, water quality treatment, extended detention and six constructed wetlands. The design target includes 75% TSS removal, attenuation of the 2 year and 10 year events to pre-development rates and attenuation of the 100 year climate change event to no more than 80% of pre-

(c) microbial and nutrient contamination; (d) other identified contaminants; and 2. Where appropriate, protection and enhancement of: (a) riparian and wetland habitat; (b) instream habitat diversity; (c) indigenous biodiversity; and (d) providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 2. avoiding: (a) physical modification of fresh water bodies where practicable; and (b) inappropriate development in flood plains; and 3. managing: (a) groundwater and surface water flow/level regimes, including flow regime variability; (b) linkages between groundwater and surface water; and (c) pest and weed species where they contribute to fresh water body and coastal water degradation.	development discharge. Erosion and sediment controls will manage construction-derived sediment and contaminants. The upper Mangakōtukutuku Stream and Wetland B are retained and enhanced, and riparian planting will improve bank stability, shade, habitat diversity and ecological connectivity. Fish salvage and relocation will occur before affected drains are modified, and hydraulic connectivity will be maintained through retained corridors, culverts, diversion channels and overland flow paths. Although approximately 684 m of artificial farm drains will be reclaimed or modified, the proposal replaces a highly modified drainage environment with a deliberately designed blue-green network that provides treatment and habitat functions. Groundwater-surface water linkages have also been specifically assessed. Temporary construction dewatering is expected to be localised and will be monitored, with stream and drain flows maintained and groundwater returned or discharged in a controlled manner where required. These measures provide a comprehensive response to sediment, contaminants, habitat, flow regimes and freshwater connectivity.
Policy LF-P6 – Allocating fresh water Manage the increasing demand and competition for water through the setting of allocation limits, efficient allocation within those limits, and other regional plan mechanisms which achieve identified freshwater objectives and: 1. maintain and enhance the mauri of fresh water bodies; 2. retain sufficient water in water bodies to safeguard their life-supporting capacity and avoid any further degradation of water quality; 3. enable the existing and reasonably justified foreseeable domestic or municipal needs of people and communities and an individual's reasonable animal drinking water requirements to be met (with	The separate SL1 surface water consent (refer to Residential South – Appendix 31) provides the allocation required for municipal servicing of the wider growth cell, including Residential South. The approved take is from the Waikato River through the existing Hamilton municipal intake and is subject to allocation and low flow controls, metering and a Water Management Plan. No new intake structure or other instream works are required. The consent assessment concluded that the take is consistent with the Vision and Strategy subject to compliance with its conditions and that effects on aquatic life from use of the existing intake are less than minor. The Residential South proposal therefore relies on a lawfully authorised and managed municipal allocation rather than seeking an additional uncoordinated water source, consistent with Policy LF-P6.

discretion to consider additional allocations for those particular uses in fully and over-allocated catchments); - avoid any reduction in the generation of electricity from renewable electricity generation activities, including the Waikato Hydro Scheme; and - recognise that lawfully existing water takes (including those for regionally significant industry and primary production activities supporting that industry) contribute to social, economic and cultural wellbeing and that significant investment relies on the continuation of those takes.	
Policy LF-P7 – Efficient use of fresh water Ensure that the allocated water resource is used efficiently.	The approved SL1 surface water take (refer to Residential South – Appendix 31) includes a Water Management Plan, staged demand estimates and metering of water supplied to the development. Those mechanisms allow actual use to be monitored against the authorised allocation and support conservation, leak/loss management and efficient municipal use. The take also uses existing Hamilton intake and treatment infrastructure rather than requiring a separate intake system. The proposal is therefore consistent with Policy LF-P7.
Policy LF-P8 – Maintain or enhance the life supporting capacity of the soil resource Manage the soil resource to: - minimise sedimentation and erosion; - maintain or enhance biological, chemical and physical soil properties; and - retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	The proposal will involve substantial earthworks and the permanent urbanisation of the Site, but soil related construction effects will be managed through the Earthworks Management Plan, erosion and sediment controls and the relevant Waikato Regional Council guidance. Measures include staged earthworks, stabilisation, clean and dirty water separation, sediment-retention devices and progressive reinstatement to minimise erosion and sediment discharge. The proposal also includes reuse of suitable site-won fill and topsoil where practicable. Contaminated and potential acid sulphate soils are subject to separate management plans so that soil handling does not create unacceptable effects on human health, groundwater or receiving environments. While soil versatility for rural production will be lost across the developed area, the proposal has carefully characterised the soil resource and manages its physical and chemical effects during

	development. This is considered an appropriate response to Policy LF-P8 in the context of the approved urban land-use outcome sought.
Policy LF-P9 – Soil contaminants Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: 1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.	A PSI and DSI have been undertaken for Residential South (refer to Residential South - Appendix 21). The DSI identifies localised concentrations of arsenic, cadmium, copper, lead, zinc and asbestos exceeding relevant residential human-health and/or environmental criteria, principally around former buildings and farm infrastructure. Systematic paddock sampling found elevated cadmium relative to background concentrations consistent with historic phosphate fertiliser use, but those paddock concentrations did not exceed the adopted human health or environmental criteria. Asbestos above the human health criterion was identified in one localised sample adjacent to the former milking shed. The proposal is therefore subject to a site specific contaminated soils management and remediation framework, including further delineation before bulk earthworks, a Contaminated Soils Management and Remediation Plan and appropriate handling, testing, disposal and validation procedures (refer to Residential South – Appendix 22). An Acid Sulphate Soil Management Plan separately addresses naturally occurring PASS/AASS risks (refer to Residential South – Appendix 19). These measures are intended to ensure contaminants are contained and remediated so that the future residential use is safe and soil, groundwater and receiving-water quality are protected. The proposal is therefore considered consistent with Policy LF-P9.
LF-P10 – Peat soils Manage the adverse effects of activities resulting from use and development of peat soils, including by slowing the rate of subsidence and the loss of carbon by oxidation from peat soils.	The proposal is considered generally consistent with Policy LF-P10. Peat soils are present within the low lying parts of SL1 Residential South and have been specifically identified and assessed through the geotechnical, hydrogeological and land capability investigations. The Geotechnical Investigation Report (refer to Residential South – Appendix 17) identifies peat deposits generally comprising firm to very stiff fibrous organic peat, with recorded thicknesses of approximately 0.3 m to 2.7 m. Groundwater is also relatively shallow across parts of the Site, including at or close to

ground level in a number of investigation locations. The presence of peat and associated groundwater conditions has therefore been an important consideration in establishing the earthworks, development levels, ground improvement, drainage and foundation response for the proposal.

Development will necessarily disturb and modify areas of peat soil as part of the urbanisation of the Site. The proposal includes substantial earthworks, including bulk cut and fill, preloading, installation of three-waters infrastructure and construction of stormwater wetlands and roads. The potential for changes in groundwater levels to contribute to settlement and subsidence has also been expressly recognised. In particular, the hydrogeological assessment identifies that construction dewatering has the potential to induce ground subsidence where drawdown occurs within compressible near-surface soils or lowers groundwater beyond normal seasonal fluctuations.

These effects are proposed to be managed through the Geotechnical Effects Management Plan (GEMP) (refer to **Residential South – Appendix 18**) and associated groundwater and settlement monitoring framework. Dewatering associated with below ground infrastructure will be temporary and staged, with specialist construction methods used to minimise excavation footprints, control groundwater inflows and limit the duration and extent of dewatering. Groundwater levels and abstraction volumes will be monitored during construction, with contingency measures available where observed drawdown or inflows exceed predicted levels. The GEMP also requires settlement monitoring of potentially affected structures and infrastructure, including baseline monitoring before dewatering, monitoring during construction and continued monitoring following construction. Monitoring results are assessed against defined groundwater trigger levels and reported to Waikato Regional Council, providing an adaptive management mechanism where effects differ from those anticipated.

	These measures are particularly relevant to the policy direction to slow the rate of subsidence and loss of carbon through oxidation. Maintaining groundwater levels and avoiding unnecessary or prolonged groundwater drawdown limits the exposure of peat to aerobic conditions and therefore assists in managing both peat oxidation and associated subsidence. The proposal does not seek to drain the peat soils for productive purposes; rather, groundwater disturbance associated with construction is intended to be localised, temporary and actively monitored. The supporting assessments do not quantify the carbon loss associated with peat disturbance or conclude that oxidation will be entirely avoided. Accordingly, it would be inappropriate to suggest that there will be no loss of peat carbon. The relevant policy response is instead that the development has been designed to manage the processes that can accelerate peat oxidation and subsidence, particularly groundwater lowering. Overall, while urbanisation will result in disturbance and permanent modification of areas of peat soil, the characteristics and sensitivities of the peat resource have been expressly recognised in the design and technical assessments. The proposed ground improvement, controlled and temporary dewatering, groundwater and settlement monitoring, and adaptive management measures provide an appropriate framework for managing subsidence and limiting conditions that could accelerate peat oxidation and carbon loss. The proposal is therefore considered generally consistent with Policy LF-P10.
LF-P11 – High Class Soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	The proposal will result in the loss of some land that meets the Waipā District Plan definition of High Class Soil and is therefore not directly consistent with the direction in Policy LF-P11 to avoid a decline in the availability of high-class soils for primary production. The detailed Soil and Land Use Capability Classification Assessment (refer to Residential South – Appendix 29) identifies approximately 13.6 ha (about 30% of the Site) as High Class Soil, rather than the whole Site.

	The degree of tension is moderated by the Site's constrained productive characteristics and strategic context. The wider landholding contains organic/peat soils, wetness and drainage limitations, LUC 3 and 4 areas and modified/non-productive land, while the higher quality soils are fragmented. The specialist NPS-HPL assessment (refer to Residential South – Appendix 26) identifies enduring physical and operational constraints on viable primary production, including the Southern Links designation and loss/severance of dairy infrastructure, the Site's effective scale and its immediate urban-edge location. The Residential South site is also within the strategically identified SL1 Growth Cell and will provide a compact, comprehensively planned extension of Hamilton, rather than dispersed rural residential development. Accordingly, the policy tension is acknowledged but should be weighed in the context of the detailed productive-capacity evidence and subsequent strategic direction for urbanisation of the Site.
<i>Ecosystems & Indigenous Biodiversity</i>	
Objective ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	The proposal is considered generally consistent with Objective ECO-O1. The Residential South site comprises a predominantly modified and intensively farmed landscape. However, the EclA at Residential South - Appendix 23 identifies a number of important indigenous biodiversity values, including long-tailed bats, indigenous birds, potential indigenous lizards, freshwater fish and two natural inland wetlands. The Site is considered significant under the WRPS ecological criteria due to the presence of long-tailed bats and wetlands. The proposal has therefore been designed and assessed in accordance with the effects management hierarchy, with specific measures to avoid, minimise, remedy, mitigate and, where necessary, compensate for adverse ecological effects. Following implementation of the proposed measures, most ecological effects, including those relating to vegetation, birds, lizards, earthworks, stormwater, artificial watercourses and indigenous freshwater fish, are expected to reduce to low or very low. These measures are supported by specific Bird, Bat, Lizard, Fish and Wetland

Management Plans (refer to **Residential South – Appendix 23**). In particular, potential effects on indigenous fish within the existing farm drains will be managed through fish salvage and relocation under the Fish Management Plan, while potential effects on copper skinks will be managed through the Lizard Management Plan, including salvage, habitat creation and monitoring.

The proposal also provides for substantial ecological restoration and enhancement. Approximately 4.6 ha of restoration and amenity planting is proposed within the Mangakōtukutuku Stream reserve, riparian corridors and the Resthills Park interface, increasing indigenous vegetation cover, habitat diversity and ecological connectivity. The higher value Wetland B will be retained, while the unavoidable loss of approximately 285 m² of degraded Wetland A, which is dominated by exotic vegetation, will be addressed through approximately 348 m² of compensatory indigenous wetland habitat within the stormwater reserve, together with ongoing management.

The principal residual ecological effect relates to the permanent loss of habitat used by long-tailed bats, a Threatened – Nationally Critical species, for commuting and foraging. This effect cannot be fully mitigated on-site and therefore remains a moderate residual adverse effect. It will be managed through the Bat Management Plan, including DOC compliant roost protocols, bat sensitive lighting, retention of potential roost features where practicable and habitat enhancement planting, together with an ecological compensation package commensurate with the residual habitat loss.

The proposal has also recognised tangata whenua as kaitiaki, including in relation to indigenous biodiversity, as detailed in the Engagement and Consultation Summary Report (refer to **Residential South Planning Attachment 2**) and Cultural Impact Assessment at **Residential South – Appendix 24**. Overall, the combination of effects management, ecological restoration, habitat enhancement and compensation provides a comprehensive response to the Site's biodiversity values. The EclA

	concludes that the proposal can achieve an overall positive ecological response, supporting the restoration and enhancement of ecological integrity within what is presently a highly modified and intensively farmed urban-edge landscape.
Policy ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.	The proposal embeds positive indigenous biodiversity outcomes within the masterplan. The Mangakōtukutuku Stream and riparian corridors form the core ecological spine, supported by approximately 4.6 ha of restoration and amenity planting, constructed stormwater wetlands, riparian restoration, pest management and species specific management plans. These measures increase indigenous vegetation cover, improve habitat connectivity and provide ecosystem services including water-quality treatment, erosion control, shade and amenity. The proposal also recognises the residual effects that cannot be fully addressed through avoidance, remediation or mitigation. The loss of Wetland A is addressed through creation of approximately 348 m² of indigenous wetland habitat and long-term management. Residual long-tailed bat habitat loss is addressed through a compensation package informed by the Biodiversity Compensation Model, alongside bat sensitive lighting, roost protocols and habitat enhancement. Tangata whenua relationships with indigenous biodiversity have been considered through the Cultural Impact Assessment (refer to Residential South – Appendix 24) and ongoing Working Group involvement. Accordingly, the proposal actively restores habitat and ecological connections and applies compensation to residual effects, supporting the no net loss/net gain direction of Policy ECO-P1 at the site and catchment scale.
Policy ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its	The Site meets the WRPS significance criteria because of the presence of natural inland wetlands and long-tailed bats. The proposal therefore has the potential to affect significant habitat and does not rely on an assertion that no significant values are present. The effects management response instead focuses on retaining the

significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	highest value features and ensuring that the characteristics contributing to ecological significance are not materially diminished. Wetland B and the Mangakōtukutuku Stream corridor are retained and enhanced, while bat sensitive lighting, roost protocols, restoration planting and approximately 4.6 ha of habitat enhancement maintain and strengthen commuting and foraging opportunities. The unavoidable loss of Wetland A and some bat habitat gives rise to residual effects. These are addressed through approximately 348 m² of compensatory wetland habitat and a commensurate bat compensation package. Species specific Bird, Bat, Lizard, Fish and Wetland Management Plans provide further safeguards during construction and operation. On balance, while some significant habitat is affected, the proposal retains and enhances the key ecological network and provides specific compensation for residual loss. It is therefore considered generally consistent with the protective intent of Policy ECO-P2, subject to implementation of the proposed ecological management and compensation package.
Hazards & Risks	
Objective HAZ-O1 – Natural hazards The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	The proposal is considered consistent with Objective HAZ-O1. Flooding and geotechnical hazards have been assessed through site specific investigations and incorporated into the subdivision and infrastructure design. Existing conditions include widespread shallow flooding and poorly defined flow paths during major events. The stormwater strategy provides on-lot retention, six constructed wetlands, controlled discharge and defined overland flow paths. Modelling for the 2 year, 10 year and 100 year climate change events confirms that post-development peak flows are reduced relative to pre-development conditions and that there is no material adverse increase in downstream flood risk. Finished ground levels, building platforms and road based exceedance routes provide further resilience.

	The Geotechnical Investigation Report (refer to Residential South – Appendix 17) assesses the natural hazard risks considered for the Site as low to medium and concludes that the Site is suitable for the proposed development subject to the recommended design measures. Potential liquefaction, settlement, slope stability and groundwater related risks can be managed through engineered earthworks, appropriate TC2/TC3 type foundation responses in localised areas, setbacks from the Mangakōtukutuku Stream, detailed wetland design and monitoring. The Geotechnical Effects Management Plan (refer to Residential South – Appendix 18) provides groundwater and settlement monitoring, trigger levels and contingency measures during relevant works. No part of the proposed development has been identified as having an intolerable residual natural hazard risk. The combination of avoidance through layout, engineered mitigation, flood attenuation and monitoring will reduce risk to acceptable or tolerable levels and improve the resilience of the future community Further assessment of potential flooding risks across the development is included in the Assessment of Environmental Effects. Overall, the potential effects of flooding risk will be less than minor. The stormwater management approach for the site takes into account climate change, with flood modelling scenarios and stormwater events having been undertaken taking into account future rainfall and climate change scenarios. The site is not subject to any other natural hazards.
Policy HAZ-P1 – Natural hazard risk management approach Natural hazard risks are managed using an integrated and holistic approach that: 1. ensures the risk from natural hazards does not exceed an acceptable level; 2. protects health and safety; 3. avoids the creation of new intolerable risk; 4. Reduces intolerable risk to tolerable or acceptable levels;	The proposal adopts an integrated and holistic approach to natural hazard risk management and is considered consistent with Policies HAZ-P1, HAZ-P2 and HAZ-P3. Flooding, groundwater, liquefaction, settlement, slope stability and wetland uplift have been assessed through site specific geotechnical, hydrogeological and infrastructure investigations and modelling, including consideration of climate change and high impact, low probability events (refer to Residential South – Appendix 13, 14, 17, 18 and 20). The development responds to these risks through a

5. enhances community resilience; 6. is aligned with civil defence approaches; 7. prefers the use of natural features over man-made structures as defences against natural hazards; 8. recognises natural systems and takes a ‘whole of system’ approach; and 9. seeks to use the best available information/best practice.	combination of blue-green infrastructure and conventional engineering measures, including constructed stormwater wetlands, defined overland flow paths, appropriate building platform and finished levels, stream setbacks, engineered earthworks, foundation design and ground and groundwater monitoring.
Policy HAZ-P2 – Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards; 4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and 6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	The stormwater network has been assessed on a catchment wide basis, including upstream, through the Site and downstream to the Mangakōtukutuku Stream under future climate change conditions. The proposed wetlands will provide storage and attenuation during major rainfall events, while defined overland flow paths provide safe routes for flows that exceed the capacity of the primary stormwater system. Building platforms and finished levels will provide appropriate flood protection, with any localised issues identified through detailed modelling able to be addressed through detailed design. This approach manages flood risk within the development without relying on new off-site hard flood-protection structures and avoids increasing natural hazard risk elsewhere.
HAZ-P3 – High impact, low probability natural hazard events The risks associated with high impact, low probability natural hazard events such as tsunامي, volcanic eruptions, earthquakes and debris flows are considered, having particular regard to: 1. personal health and safety; 2. damage and/or disruption to essential community services; 3. the ability of a community to respond and recover; and 4. civil defence readiness, response and recovery planning.	Geotechnical risks are similarly addressed through the design and management framework. The Geotechnical Investigation Report (refer to Residential South – Appendix 17) identifies liquefaction risk under significant seismic events, together with potential settlement, stream bank stability and groundwater effects. These risks will be managed through engineered earthworks, appropriate foundation solutions, setbacks and monitoring. This includes the use of TC2 raft foundations across most of the Site, with more specific foundation solutions where greater settlement is predicted. The Geotechnical Effects Management Plan (refer to Residential South – Appendix 18) also provides for ongoing monitoring, trigger levels, response procedures and contingency measures so that unexpected groundwater or settlement effects can be identified and appropriately managed during construction. The road, stormwater and three waters networks have also been designed with appropriate resilience, including emergency storage and safe exceedance routes, reducing the potential for damage and service disruption during significant natural

	hazard events and supporting subsequent community response and recovery. Overall, the assessments identify no intolerable residual natural hazard risk following implementation of the proposed design and management measures. The proposal therefore applies current information, engineering design and adaptive management to appropriately manage both likely natural hazards and less frequent, higher-impact events, consistent with Policies HAZ-P1, HAZ-P2 and HAZ-P3.
HAZ-P4 – Contaminated land Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	The proposal is considered consistent with Policy HAZ-P4. The DSI (refer to Residential South – Appendix 21) identifies localised contamination associated with former residential and farm buildings and infrastructure, including metals and asbestos, together with elevated paddock cadmium consistent with historic phosphate fertiliser use. Contaminant concentrations exceeding residential human health criteria are principally localised rather than site-wide. A Contaminated Soils Management and Remediation Plan (refer to Residential South – Appendix 22) will govern further delineation, remediation, handling, testing, disposal and validation before and during earthworks, and an asbestos survey will be undertaken for relevant existing structures. Potential acid sulphate soils are addressed through a separate Acid Sulphate Soil Management Plan (refer to Residential South – Appendix 19). These controls provide a clear framework to protect human health, soil, groundwater and receiving-water quality from unacceptable contamination risk.
<i>Historical & Cultural Values</i>	
Objective HCV-O1 – Historic and cultural heritage Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	The Archaeological Assessment at Residential South - Appendix 25 identifies no recorded or unrecorded archaeological sites within the assessed development area and no listed historic heritage item is identified on the Site. An Accidental Discovery Protocol will nevertheless apply during earthworks so that any previously unidentified
HCV-P2 – Relationship of Māori to taonga	

Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	archaeological material, kōiwi or taonga encountered can be appropriately protected and managed. The absence of recorded archaeological sites does not diminish the wider cultural significance of the landscape. The Cultural Impact Assessment (refer to Residential South – Appendix 24) identifies the SL1 area as part of an ancestral landscape associated with local hapū and the Waikato River system, and cultural values have informed the proposal through the SL1 Tangata Whenua Working Group. Accordingly, archaeological and broader cultural heritage values are both recognised through the proposed management and engagement framework, consistent with Objective HCV-O1.
Natural Character	
Objective NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	The proposal will alter the natural character of a highly modified rural edge environment, particularly through urbanisation and the modification or reclamation of artificial farm drains. The most important natural character features are associated with the upper Mangakōtukutuku Stream, Wetland B, riparian vegetation and the wider drainage/wetland network. These features have materially influenced the masterplan. The upper Mangakōtukutuku Stream and Wetland B are retained and enhanced through indigenous riparian planting, ecological management and integration into the open space network. The proposal also establishes a substantial blue-green framework of planted stormwater wetlands, swales and riparian corridors, increasing the visibility and ecological expression of water within the completed neighbourhood. The Landscape and Visual Assessment (refer to Residential South – Appendix 12) identifies the existing landscape as modified and of low overall value, with the strongest biophysical values concentrated along the stream and wetland corridor.

	The unavoidable loss of the approximately 285 m² degraded Wetland A is acknowledged and results in a residual effect. This is addressed through approximately 348 m² of compensatory indigenous wetland habitat and long-term restoration management. Overall, while the proposal changes the character of the Site, it protects and strengthens the principal stream and wetland corridor and provides restoration of freshwater margins. It is therefore considered generally consistent with Objective NATC-O1.
Policy NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	The Site is a highly modified rural environment in which pastoral land, artificial drains and agricultural modification are dominant. In that context, Policy NATC-P1 allows for change while still requiring opportunities to remedy, mitigate and enhance natural character to be pursued. The proposal retains the upper Mangakōtukutuku Stream and Wetland B and establishes substantial riparian restoration, indigenous planting, stormwater wetlands and planted swales as part of a coherent blue-green network. This will strengthen the expression of water and vegetation and improve ecological and landscape coherence compared with the existing fragmented drainage environment. The artificial farm drains will be modified or reclaimed where necessary for the urban layout, with hydraulic connectivity maintained and freshwater effects managed through the Fish Management Plan and stormwater design. Wetland A cannot practicably be retained within the integrated road and earthworks layout and its loss is addressed through approximately 348 m² of compensatory indigenous wetland habitat. Having regard to the modified existing natural character, retention of the higher-value stream/wetland corridor and the scale of restoration proposed, the development is considered consistent with Policy NATC-P1.
Urban Form & Development	

Objective UFD-O1 – Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. promoting positive indigenous biodiversity outcomes;
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;
3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;
4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;
5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;
6. protecting access to identified significant mineral resources;
7. minimising land use conflicts, including minimising potential for reverse sensitivity;
8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;
10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and
11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and
12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:

The proposal is considered consistent with Objective UFD-O1. The Residential South proposal represents a comprehensively masterplanned extension of Hamilton’s existing urban area, immediately adjoining Deanwell and Glenview and forming the first residential stage within the wider SL1 Growth Cell. The proposal will provide approximately 938 dwellings across a range of terrace, duplex and detached housing typologies, together with a neighbourhood commercial node, neighbourhood park, connected open space network and the transport and three-waters infrastructure required to support the new community. This will provide substantial additional housing capacity and greater housing choice, including a range of dwelling types and price points.

The development is located within an area that has been strategically identified for future urban growth. SL1 is identified in the Future Proof Strategy 2024–2054 as part of Hamilton’s urban enablement area and has also been identified by Hamilton City Council as an emerging growth area. The wider SL1 Growth Cell is subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council, including the Strategic Land Agreement dated 3 October 2022, with a Memorandum of Understanding also established between the SL1 consortium and Hamilton City Council. The proposal therefore enables planned urban growth in a strategically identified location rather than establishing isolated or uncoordinated urban development within rural Waipā.

Land use and infrastructure delivery have been comprehensively coordinated through the masterplan and staging framework. The internal street network connects with Saxbys Road, Forth Crescent and MacMurdo Avenue and provides for walking and cycling connections, future public transport and staged upgrades to the surrounding transport network. Stormwater, wastewater, potable water and other utilities will similarly be delivered progressively to service the development. Sufficient water supply has been secured through the approved Waikato River water take consent at **Residential South – Appendix 31**, which utilises the existing Hamilton

- (a) support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;
- (b) improve housing choice, quality, and affordability;
- (c) enable a variety of homes that enable Māori to express their cultural traditions and norms;
- (d) ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;
- (e) improves connectivity within urban areas, particularly by active transport and public transport;
- (f) take into account the values and aspirations of hapū and iwi for urban development.

City/IAWAI take point. The development is also located in proximity to the planned Hamilton Southern Links corridor and has been designed so that urban development and infrastructure can be integrated without compromising the operation of strategic infrastructure.

The proposal incorporates a strong blue-green network centred on the Mangakōtukutuku Stream, stormwater wetlands, riparian corridors and open space. This includes riparian restoration and planting, removal of existing farm culverts, enhancement of existing waterways and ecological connectivity, and protection and enhancement of important ecological values. The stormwater system has been designed using pre and post-development modelling that accounts for future climate change conditions, with constructed wetlands providing both stormwater treatment and attenuation and contributing to ecological and landscape outcomes.

The compact, predominantly medium density urban form also supports more efficient land use and reduced reliance on private vehicles. A connected network of walking and cycling routes will link the Site with the surrounding residential network and enable access to local services and facilities, while the street network provides for future public transport. The layout, landscaping and design controls also provide appropriate transitions and buffers at the remaining rural interfaces, helping to manage potential reverse sensitivity and amenity effects on adjoining productive rural land.

Tangata whenua values have also informed the development through engagement and the incorporation of cultural values and narratives into the open space, ecological and public realm components of the masterplan, including opportunities for ongoing kaitiakitanga and connection to place.

Overall, the Residential South provides a compact, connected and comprehensively planned urban neighbourhood that delivers substantial housing capacity and choice, coordinates land use with infrastructure and transport investment, supports active and future public transport modes, integrates ecological restoration and climate

	resilient stormwater management, and recognises cultural values. Importantly, these outcomes are delivered within a location already identified for Hamilton’s future urban growth. The proposal is therefore considered consistent with Objective UFD-O1.											
Objective UFD-O2 – Housing bottom lines for the Future Proof area The housing bottom lines for sufficient, feasible, reasonably expected to be realised development capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development (NPS UD) 2020. <table><tr><th rowspan="2">Area</th><th colspan="3">Housing bottom lines (number of dwellings)</th></tr><tr><th>Short to Medium (2020-2030)</th><th>Long term (2031-2050)</th><th>Total</th></tr><tr><td>Future Proof Sub-Region</td><td>25,300</td><td>46,800</td><td>72,100</td></tr></table>	Area	Housing bottom lines (number of dwellings)			Short to Medium (2020-2030)	Long term (2031-2050)	Total	Future Proof Sub-Region	25,300	46,800	72,100	The proposal makes a material contribution to the housing capacity outcomes sought by Objective UFD-O2. It will provide approximately 938 dwellings in a range of terrace, duplex and detached typologies, with predominantly compact lot sizes, immediately adjoining Hamilton's existing urban area. The Economic Assessment (refer to Residential South – Appendix 30) identifies the Residential South site as functionally part of Hamilton's housing and labour market and concludes that the proposal provides a meaningful increase in deliverable housing supply within a market facing persistent capacity and affordability pressures. The 2023 Future Proof Housing Development Capacity Assessment remains the operative NPS-UD capacity assessment and identifies material housing shortfalls across relevant timeframes, including in dwelling value bands (less than \$500,000) and dwelling values bands under \$200,000 for very low-income households in Hamilton City and the Waipa District. The Economic Assessment also notes that the proposal broadens housing choice through smaller, more compact formats and strengthens competition in the land and development market. Because the development is comprehensively masterplanned and supported by a staged infrastructure strategy, the capacity is not merely plan-enabled but is capable of being progressively serviced and delivered. The proposal therefore directly assists the Future Proof area to meet its housing bottom-line obligations. By enabling Stage 1 development, the proposal unlocks future development within the wider SL1 growth cell. Overall, the SL1 Consortium landholdings is expected to
Area		Housing bottom lines (number of dwellings)										
	Short to Medium (2020-2030)	Long term (2031-2050)	Total									
Future Proof Sub-Region	25,300	46,800	72,100									

	provide more than 4,500 new homes, circa 140 hectares of additional industrial land, neighbourhood centres, and a network of open spaces, with a further 110ha of land outside of the SL1 Consortium landholding likely for residential or industrial use in the future.
Policy UFD-P1 – Planned and co-ordinated subdivision, use and development Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: 1. has regard to the principles in APP11; 2. recognises and addresses potential cumulative effects of subdivision, use and development; 3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and 4. has regard to the existing built environment.	The proposal is considered consistent with Policy UFD-P1. It has been developed through a comprehensive masterplanning process supported by detailed urban design, landscape, transport, infrastructure, stormwater, ecology, geotechnical, hydrogeological, cultural, contamination and economic assessments (refer to the Residential South appendices). This information provides a robust basis for understanding both site-specific and cumulative long term effects. The masterplan responds to the existing built environment and future growth context by extending the Deanwell and Glenview Street network, providing a connected hierarchy of local, collector and arterial roads, integrating walking and cycling links, and enabling future connections within the wider SL1 Growth Cell. Housing, the neighbourhood centre, open space, stormwater, ecological corridors and infrastructure are planned together rather than incrementally. The development is

	staged so that the infrastructure and mitigation required for each stage must be available as that stage proceeds. Potential cumulative effects have been assessed at wider network and catchment scales. Transport modelling considers development thresholds, required upgrades, future public transport and HSL scenarios; stormwater modelling extends upstream and downstream of the Site and includes climate change; and ecological and groundwater assessments consider connected receiving environments. This coordinated and information-led approach is consistent with the principles of planned urban development reflected in APP11 and Policy UFD-P1.
APP11 – Development Principles The general development principles for new development are: (a) support existing urban areas in preference to creating new ones; (b) occur in a manner that provides clear delineation between urban areas and rural areas; (c) make use of opportunities for urban intensification and redevelopment, particularly within urban centres and along future rapid transit routes, to minimise the need for urban development in greenfield areas; (d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated; (e) connect well with existing and planned development and infrastructure; (f) identify water requirements necessary to support development and ensure the availability of the volumes required;	The proposal is considered generally consistent with the Development Principles in APP11. The Residential South proposal is a comprehensively planned urban extension adjoining Hamilton’s existing urban area and forming part of the strategically identified SL1 Growth Cell. While the proposal involves greenfield development and therefore does not achieve every principle, the masterplan and supporting technical assessments demonstrate a strong overall alignment with the outcomes sought by APP11. In relation to (a)–(c), the proposal supports and extends an existing urban area rather than establishing a separate or isolated settlement. The Site directly adjoins Hamilton at Glenview and Deanwell and will connect into the existing urban area through Saxbys Road, MacMurdo Avenue and Forth Crescent. The masterplan establishes a clear urban form and provides for an appropriate transition to the rural land remaining to the south and west. While the Residential South site is a greenfield development and does not itself represent intensification or redevelopment, it provides approximately 938 dwellings through a predominantly compact, medium-density form within a strategically identified growth area, thereby making efficient use of the additional land required to accommodate urban growth.

- (g) be planned and designed to achieve the efficient use of water;
- (h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, highly productive land, and primary production activities on highly productive land except in accordance with the National Policy Statement for Highly Productive Land 2022;
- (i) promote compact urban form, design and location to:
 - (i) minimise energy and carbon use;
 - (ii) minimise the need for private motor vehicle use;
 - (iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;
 - (iv) encourage walking, cycling and multi-modal transport connections; and
 - (v) maximise opportunities for people to live, work and play within their local area;
- (j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;
- (k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;

With respect to (d)–(e), the proposal has been planned alongside existing and future transport and three waters infrastructure. The development will be delivered progressively across five stages, with infrastructure provided as required to service each stage. The transport network connects with the existing Hamilton network and provides for future connections and strategic infrastructure, including Southern Links, while the internal network incorporates walking and cycling facilities and provision for future public transport. The servicing strategy similarly provides for interim connections to existing water and wastewater networks before transitioning to longer term strategic solutions as the wider southern growth area develops. The proposal therefore does not rely on infrastructure being available irrespective of capacity, but provides a staged framework through which development and infrastructure delivery are coordinated.

In relation to (f)–(g), the water requirements of the development have been assessed and an approved water take is available to support the wider SL1 development. The proposed water supply strategy identifies the infrastructure necessary to service the Residential South proposal as development proceeds. Water efficiency is also supported through the proposed stormwater strategy, including 5,000 litre rainwater tanks for residential lots, soakage and other water-sensitive design measures that reduce and manage runoff at source.

Principle (h) requires particular consideration because the Site contains land presently treated as highly productive land under the NPS-HPL framework. The proposal is therefore not wholly aligned with the preference to direct development away from highly productive land. However, the Soil and Land Use Capability Assessment (refer to **Residential South - Appendix 29**) and AgFirst Productivity Report (refer to **Residential South - Appendix 26**) assess the productive characteristics and constraints of the Site and the proposal has been considered against the relevant NPS-HPL provisions. The Site is also affected by its position immediately adjoining Hamilton, planned strategic infrastructure and the wider SL1 Growth Cell. This

- (l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;
- (m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);
- (n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;
- (o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;
- (p) be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments;
- (q) q. consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;
- (r) r. support the Vision and Strategy for the Waikato River in the Waikato River catchment;
- (s) s. encourage waste minimisation and efficient use of resources (such as through resourceefficient design and construction methods); and
- (t) t. recognise and maintain or enhance ecosystem services.

represents a recognised tension with APP11 rather than a matter that should be disregarded, but it must be weighed alongside the Site's strategic urban-growth role and the broader benefits and effects of the proposal.

The proposal aligns strongly with (i) through its compact urban form and integrated land-use and transport response. Approximately 938 dwellings are provided across terrace, duplex and detached typologies, together with a neighbourhood commercial node, park and wider open-space network. A connected walking and cycling network is prioritised throughout the development, including connections to surrounding streets and Resthills Park, while the street hierarchy provides for future public transport. These features provide opportunities for residents to access local recreation, services and the surrounding urban area without relying solely on private vehicles and support reduced transport-related energy use and emissions.

In relation to (j)–(l), the proposal has been informed by landscape, archaeological, cultural and ecological assessments. The Landscape Visual Assessment (refer to **Residential South - Appendix 12**) acknowledges the significant transition from rural to urban character but concludes that this change occurs within the context of Hamilton's existing urban edge and the Site's planned growth role. No recorded archaeological sites are identified within the development area, with accidental discovery procedures proposed. The masterplan incorporates the Mangakōtukutuku Stream and associated riparian corridor as a defining component of the blue-green network and provides for public open space and pedestrian connections alongside the corridor. Ecological enhancement includes approximately 4.6 ha of habitat enhancement and restoration planting, retention and protection of Wetland B, approximately 348 m² of compensatory indigenous wetland habitat associated with the loss of Wetland A, and habitat enhancement and compensation measures associated with long-tailed bats. These measures will increase indigenous vegetation, habitat quality and ecological connectivity within what is currently a highly modified pastoral environment.

Principles (m)–(n) are addressed through the integrated stormwater and infrastructure response. Stormwater management incorporates on-lot retention and soakage, rainwater harvesting, a piped network, swales and six constructed wetlands, together with defined overland flow paths and controlled discharge. The system has been designed to manage water quality and quantity, including attenuation of the 2 and 10 year events to pre-development levels and the 100 year future climate event to no more than 80% of the pre-development peak flow. The layout also responds to the Mangakōtukutuku Stream, wetlands, shallow groundwater and existing drainage patterns. Collectively, these measures represent a water-sensitive approach that seeks to maintain hydrological processes, manage flooding and water quality effects and protect aquatic ecosystems.

In relation to (o), the proposal has been designed to manage potential incompatibility and reverse sensitivity effects at its interfaces. Lower intensity development, setbacks, planting and landscape treatments are used toward the remaining rural interfaces, while the internal layout and Design Guidelines (refer to **Residential South – Appendix 9**) manage the relationship between residential activities, the neighbourhood commercial node, transport infrastructure and open spaces. The proposal has also been designed having regard to existing and planned strategic infrastructure, including Southern Links.

Principle (p) is addressed through both adaptation and mitigation measures. Stormwater and flood modelling incorporates future climate change conditions, with the blue-green network, stormwater wetlands, overland flow paths and development levels providing resilience to future rainfall and flooding. The compact development pattern, connected walking and cycling network and provision for future public transport also support lower-carbon travel choices and reduced dependence on private vehicles.

In relation to (q) and (r), tangata whenua values have been considered through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact

Assessment (refer to **Residential South - Appendix 24**). This has informed the treatment of whenua and wai, the Mangakōtukutuku Stream corridor, indigenous planting, stormwater management and opportunities for cultural expression and ongoing kaitiakitanga. As the Site lies within the wider Waikato River catchment, the proposal has also been developed having regard to Te Ture Whaimana / the Vision and Strategy for the Waikato River, including through measures intended to protect and improve water quality, restore riparian and wetland habitats and manage contaminants before discharge.

Finally, (s)–(t) are supported through the efficient use of land and resources and the substantial blue-green and ecological framework incorporated into the development. Construction management will provide for the appropriate management and reuse of suitable material excavated and reused on site where practicable. The retention and enhancement of waterways and Wetland B, creation of indigenous wetland habitat, riparian restoration, indigenous planting and integrated stormwater network will maintain and enhance ecosystem services including water treatment and attenuation, habitat provision, ecological connectivity and recreational and amenity functions.

Overall, the Residential South proposal demonstrates a high degree of alignment with APP11. The principal areas of tension arise from the proposal being a greenfield development and involving the urbanisation of land presently treated as highly productive land. Those matters should be acknowledged and afforded appropriate weight. However, the proposal is not an isolated or dispersed urban expansion, it is a compact, comprehensively masterplanned extension of Hamilton within the strategically identified SL1 Growth Cell, providing approximately 938 dwellings with coordinated infrastructure, active mode connections, blue-green infrastructure and substantial ecological and landscape enhancement. When the APP11 principles are considered collectively, the proposal is considered generally consistent with the form,

	location, integration, sustainability and environmental outcomes sought for new development.
Policy UFD-P2 – Co-ordinating growth and infrastructure Management of the built environment ensures: (a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: (b) optimise the efficient and affordable provision of both the development and the infrastructure; (c) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; (d) protect investment in existing infrastructure; and (e) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; (f) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; (g) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and (h) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and (i) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	The proposal is considered consistent with Policy UFD-P2. The Residential South is supported by an integrated staging and infrastructure strategy covering transport, stormwater, wastewater, potable water, power and telecommunications. Infrastructure is delivered progressively with the development it serves, with early stages making use of available network capacity and later stages tied to strategic upgrades or further network assessment where required. The transport strategy does not assume that Hamilton Southern Links will be delivered by a fixed date. The ITA (refer to Residential South – Appendix 16) assesses interim and future network scenarios and identifies targeted intersection upgrades, walking and cycling improvements, public-transport integration and staging controls. The internal network provides for future public transport routing and connections to existing surrounding neighbourhoods. Development beyond identified thresholds is subject to additional transport assessment so that network safety and efficiency are maintained. Stormwater is managed through an integrated system of on-lot controls, pipes, swales and constructed wetlands, while wastewater and water servicing are coordinated with existing and planned strategic networks. The wider SL1 project also has an approved Waikato River municipal water take. The development therefore provides a defined demand base that supports the sequencing and efficient delivery of strategic infrastructure while avoiding development in advance of the infrastructure needed to serve it.

Policy UFD-P4 – Energy Demand Management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	The proposal supports the intent of Policy UFD-P4 through a compact, predominantly medium density urban form that places approximately 938 dwellings within a connected neighbourhood adjoining the existing Hamilton urban area. Walking and cycling links connect the Site with surrounding residential streets, schools, Resthills Park, local centres and public transport, while the street hierarchy provides for future public transport services. These measures reduce reliance on private vehicles and support lower transport energy demand over time. The development also makes efficient use of infrastructure through staged servicing and an integrated stormwater network. Suitable material and topsoil excavated from the site will be reused where practicable, and construction management plans will minimise unnecessary material movement and waste. While the proposal will generate energy and resource demand associated with construction and new households, its compact form and multi-modal transport framework provide an appropriate long-term energy demand response consistent with Policy UFD-P4.
UFD-P11 – Adopting Future Proof land use pattern Within the Future Proof area: 1. new urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 and outlined in Table 341; 2. new residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020); 3. new residential (including rural-residential) development and sensitive activities shall not be located in a strategic industrial node on land either zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area; 4. new industrial development should predominantly be located in the strategic industrial nodes in Table 34 (APP12) and Map 43 and in	The proposal is considered generally consistent with Policy UFD-P11, although there is an acknowledged distinction between the operative WRPS land use pattern shown on Map 43 and the more recent Future Proof strategic direction applying to the North Waipā – South Hamilton area. SL1 Residential South forms part of the wider SL1 Growth Cell, immediately adjoining Hamilton’s established urban boundary at Glenview and Deanwell. The wider growth cell is approximately 440 ha and occupies a strategic location between Hamilton’s existing urban area, the Hamilton Southern Links corridor, SH3, SH1C and the North Island Main Trunk railway. The SL1 Concept Plan (refer to Residential South – Appendix 6) anticipates the progressive development of this area for residential neighbourhoods, industrial employment land, supporting commercial activities, open space, stormwater infrastructure and a connected transport network. Residential South itself will provide approximately 938 dwellings, a neighbourhood commercial

accordance with the indicative timings in that table except as set out in clause (8) below;

5. other industrial development should only occur within the Urban Enablement Areas indicated on Map 43, unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes indicated by Table 34 (APP12) and Map 43 shall be provided for as appropriate in district plans;
6. new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 34 and Map 43 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 34 and Map 43;
7. new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the transport system, and on other infrastructure;
8. where alternative urban land release patterns are promoted, either out-of-sequence or unanticipated on Map 43 or in Table 34, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and development area processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13; and
9. where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 34, such activities may be provided for within other land adjacent to the

node, neighbourhood park, blue-green open-space network, transport connections and supporting three-waters infrastructure.

The Site is not presently within the operative urban limits or zoning framework that would ordinarily enable this scale of residential development. There is therefore some tension with the strict locational direction in clause (1) of UFD-P11 if the proposal is considered solely against the operative Map 43 Urban and Village Enablement Areas. However, the strategic planning context has moved on since that land use pattern was established. SL1 Residential South forms part of the North Waipā–South Hamilton growth area identified in the Future Proof Strategy 2024–2054, and is subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council. The proposal therefore does not represent an isolated or ad hoc expansion into rural Waipā, but gives practical effect to a more recent sub-regional growth direction for the planned expansion of Hamilton.

This is particularly relevant to clauses (2) and (8). While the proposal is being advanced through the Fast-track Approvals Act rather than through a district plan or development area process, its location and timing are consistent with the more recent Future Proof direction for the sub-region. The existing Waipā assessment records that Residential South is identified as part of a priority growth area in the Future Proof Strategy 2024–2054 and will establish the first residential neighbourhood within the wider SL1 Growth Cell. In substance, the proposal therefore responds to the same strategic considerations underlying clause (8): whether an alternative land-release pattern is consistent with the Future Proof land-use pattern and whether it represents an appropriate and integrated urban-growth response.

The proposal demonstrates that consistency in a number of respects. It is contiguous with Hamilton’s existing urban area, rather than creating a separate settlement; provides a compact and comprehensively masterplanned urban form; incorporates a range of terrace, duplex and detached housing; includes a neighbourhood

runways, providing adverse effects on the transport network and other infrastructure are avoided, remedied or mitigated.

commercial node and local open space; and connects directly with existing communities, schools, services and transport networks. It therefore supports consolidation of the Hamilton urban area and provides a clear urban rural edge rather than dispersed rural residential development.

The proposal is also coordinated with the infrastructure required to support urban growth. Development will proceed through a staged servicing strategy covering transport, stormwater, wastewater, potable water and utilities, with each principal stage provided with the infrastructure necessary to operate effectively. External transport improvements, future public transport provision and active mode connections are also integrated into the staging framework. This assists in ensuring that urban development is matched with infrastructure provision and does not occur as piecemeal or unsupported growth.

Clauses (3)–(7) are principally directed to the location and management of industrial development and are not directly applicable to SL1 Residential South. The residential proposal is not located within the Industrial North development area or intended to displace land required for the strategic industrial node. Rather, the SL1 Residential South and Industrial North components have been planned as complementary parts of the wider SL1 Growth Cell, with the residential development adjoining the established Glenview and Deanwell residential environment and Industrial North adjoining the established Frankton industrial area.

Clause (9), relating to activities requiring direct access to Hamilton Airport runways, is not relevant to the proposal.

Overall, while SL1 Residential South is outside the operative urban enablement pattern reflected in Map 43 and therefore does not strictly accord with clause (1), the proposal is strongly aligned with the more recent Future Proof Strategy 2024–2054, which identifies the North Waipā–South Hamilton area for future urban growth. SL1 Residential South represents a compact, contiguous and comprehensively serviced extension of Hamilton, coordinated with strategic transport and three waters

	infrastructure and the wider SL1 Growth Cell. On that basis, and recognising the evolution of the sub-regional growth framework since the operative WRPS land-use pattern was established, the proposal is considered generally consistent with the overall intent of Policy UFD-P11.
UFD-P12 – Density targets for Future Proof area Future Proof territorial authorities shall seek to achieve compact urban environments that: 1. support existing commercial centres; 2. support multi-modal transport options, including active transport and rapid and frequent public transport; 3. allow people to live, work and play within their local area.; 4. support the delivery of a range of housing options; 5. enable building heights and density of urban form to realise as much development capacity as possible to maximise benefits of intensification within city centre zones unless modified to accommodate a qualifying matter; 6. enable building heights and density of urban form to reflect demand for housing and business use in metropolitan centre zones, and in all cases building heights of at least 6 storeys unless modified to accommodate a qualifying matter; 7. enable building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of city centre zones and the edge of metropolitan centre zones unless modified to accommodate a qualifying matter; 8. within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form should be enabled, commensurate with the level of commercial activities and community services unless modified to accommodate a qualifying matter; and 9. provide for high-quality urban environments that respond positively to local context, recognising that amenity values of the urban and	The proposal is considered consistent with Policy UFD-P12. SL1 Residential South will establish a compact, comprehensively planned medium density residential neighbourhood on Hamilton’s southern urban edge, delivering approximately 938 dwellings together with a neighbourhood commercial node, public open space, a connected walking and cycling network and supporting infrastructure. The proposal therefore gives effect to the overall direction of UFD-P12 to achieve a compact urban environment, notwithstanding that the WRPS does not currently specify a numeric net density target for the Hamilton Southern Future Growth Cell S1, with that target identified as TBC. In relation to clause (1), the proposal will support existing commercial centres rather than undermine them. The neighbourhood commercial node is deliberately small in scale and intended to provide day to day services and amenities for residents, while the additional population generated by approximately 938 dwellings will increase expenditure within existing surrounding centres. The Economic Assessment (refer to Residential South – Appendix 30) specifically identifies that the proposal will support local and surrounding commercial centres through both the appropriately scaled neighbourhood node and additional household expenditure. The proposal strongly supports clause (2). The subdivision has been designed around an integrated multi-modal movement network, including local and collector roads, dedicated walking and cycling connections and provision for future public transport. The overall design rationale is to create a well-connected residential community integrated with existing and planned transport networks and supporting active and public transport options alongside local road connections into Hamilton. The

built form in areas planned for intensification will develop and change over time and such change is not, in and of itself, an adverse effect.

In doing so, development provisions shall seek to achieve the following minimum net target densities (dwellings per hectare) in defined locations. To the extent that requirements in UFD-P12 above may result in a higher density for certain areas than the density identified in the table below, those higher densities shall prevail.

Location		Net target densities (dwelling per hectare) to be achieved in defined locations
Hamilton	Hamilton southern future growth cell S1 (Southern Link)	TBC

Masterplan also provides strong connections to surrounding residential areas, parks, schools, public transport and community facilities and is intended to create a walkable, safe and attractive neighbourhood.

Clause (3) is also supported. SL1 Residential South is not solely a housing subdivision. It includes a centrally located neighbourhood park, local commercial node, blue-green open space network and direct connections to existing schools, parks, services and employment opportunities within the adjoining Glenview and Deanwell area and wider Hamilton urban environment. The Urban Design Assessment (refer to **Residential South – Appendix 10**) records that the neighbourhood park and commercial site were introduced specifically to improve access to local open space and day to day services and to support a more walkable neighbourhood. This provides opportunities for residents to meet a greater proportion of their everyday needs within or close to the neighbourhood.

The proposal is particularly consistent with clause (4), as it provides a substantial range of housing options. Of the approximately 938 dwellings, around 592 are terrace housing typologies and 346 are duplex and/or detached dwellings. These typologies are distributed throughout the Site to provide different levels of density and housing choice, with lower intensity forms generally located at the interfaces with existing residential areas and higher-density housing located more internally. The development therefore provides a broader range of dwelling types and lot sizes than is typical of the surrounding established suburbs and will contribute to housing choice and affordability.

Clauses (5)–(7) are primarily directed to intensification within city centre, metropolitan centre and rapid-transit catchments and are not directly applicable to SL1 Residential South, which is a greenfield growth area rather than an existing metropolitan or city centre environment. The absence of six-storey development is therefore not inconsistent with the policy. The relevant issue for this Site is whether the proposed density is appropriate to its location and supports a compact urban

form. The proposal achieves that outcome through a predominantly medium density, low rise housing format. The supporting assessments identify lot sizes generally in the order of 150–300 m² and describe the proposal as providing a compact urban built form at a density higher than the established Deanwell and Glenview neighbourhoods.

Clause (8) is directly relevant given the proposed neighbourhood commercial node. The masterplan responds appropriately by locating a range of residential typologies around a centrally positioned commercial site and neighbourhood park, with higher density forms generally concentrated more internally within the Site. This creates an appropriate relationship between residential density, local services, open space and the principal movement network. The Urban Design Assessment confirms that the Masterplan provides a more varied distribution of housing typologies and places detached dwellings generally along the external boundaries to provide an appropriate transition to established residential areas.

The proposal is also consistent with clause (9). The Urban Design Assessment identifies a deliberate progression in built form, with lower density housing toward the established Deanwell and Glenview interfaces and increasing density toward the centre of the Site. This provides a graduated transition from the existing suburban environment while allowing SL1 Residential South to achieve a more compact urban form overall. The masterplan integrates residential development with stormwater wetlands, riparian planting, green spaces, walking routes and a neighbourhood park, while the Residential Design Guidelines and Core Controls (refer to **Residential South – Appendix 9**) provide a framework for managing built form, privacy, outlook, outdoor living, landscaping, streetscape quality and interface treatment as the neighbourhood develops.

In terms of the minimum net density direction, UFD-P12 does not presently prescribe a numerical target for the Hamilton Southern Future Growth Cell S1, with the table identifying the density as **TBC**. The proposal nevertheless makes efficient use of the

	Site by accommodating approximately 938 dwellings across 46 ha gross, while a material proportion of the Site is also required for roads, stormwater facilities, the riparian corridor, reserves and other non-residential land. The relevant specialist assessments describe the resulting development as a compact, medium density neighbourhood and identify it as a substantially more intensive residential form than the adjoining established suburbs. Overall, SL1 Residential South strongly aligns with the intent of UFD-P12. It provides a compact and relatively high density greenfield residential neighbourhood, a diverse range of housing typologies, local services and open space, strong active mode and future public transport connections, and a high quality urban form that responds appropriately to its existing residential interfaces. While no numerical WRPS density target has yet been established for the S1 Southern Links growth cell, the proposed density represents an efficient use of strategically located urban-growth land and supports the compact urban outcome sought by the policy.
Policy UFD-P13 – Commercial Development in the Future Proof Area Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community’s social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 37 (APP12). Commercial development is to be managed to: 1. support and sustain the vitality and viability of existing commercial centres identified in Table 37 (APP12); 2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities; 3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:	The proposed neighbourhood centre is small scale and intended to serve the day to day needs of the Residential South site rather than operate as a competing town or sub-regional centre. It is located centrally within the neighbourhood, adjacent to the neighbourhood park and the principal internal movement network, supporting walking and cycling access from surrounding homes. The approximately 1,000 m² commercial site is expected to accommodate a limited number of small tenancies such as a café, takeaway, dairy, laundromat or small office. Its scale and function are therefore complementary to the established Glenview, Deanwell and wider Hamilton commercial hierarchy. By reducing the need for short local vehicle trips while avoiding a scale of retail that would undermine existing centres, the proposal is considered consistent with Policy UFD-P13.

- (a) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
 - (b) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
 - (c) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
5. recognise, maintain and enhance the function of sub-regional commercial centres by:
 - (a) maintaining and enhancing their role as centres primarily for retail activity; and
 - (b) recognising that the sub-regional centres have limited non-retail economic and social activities;
6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:
 - (a) the distribution, function and infrastructure associated with those centres identified in Table 37 (APP12);
 - (b) people and communities who rely on those centres identified in Table 37 (APP12) for their social and economic wellbeing, and

require ease of access to such centres by a variety of transport modes; (c) the efficiency, safety and function of the transportation network; and (d) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects. 8. recognise that in the long term, the function of sub-regional and town centres listed in Table 37 may change.	
Policy UFD-P14 – Rural-residential Development in Future Proof Area Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and: 1. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development; 2. the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities; 3. the additional demand for servicing and infrastructure created by rural-residential development; 4. the potential for cross-territorial boundary effects with respect to rural-residential development; and 5. has regard to the principles in APP11.	Policy UFD-P14 is directed specifically to rural residential development and is therefore not directly engaged by the proposal, which provides for comprehensively planned urban residential development. Nevertheless, the proposal strongly supports the policy’s underlying intent of avoiding dispersed or ad hoc development within the rural environment and managing the interface between urban growth and productive rural land. The Residential South proposal will concentrate approximately 938 dwellings within the strategically identified SL1 Growth Cell, immediately adjoining Hamilton’s existing urban area. The Site forms part of the North Waipā–South Hamilton growth area identified in the Future Proof Strategy and is subject to strategic arrangements between Hamilton City Council and Waipā District Council for the future expansion of Hamilton’s urban area. Development of the Site therefore represents a planned and coordinated extension of the existing urban environment, rather than low density or fragmented development extending into the wider rural area. This will help establish a clear and logical urban rural edge and reduce pressure for dispersed rural residential development on productive land to the south and west. The proposal is supported by a comprehensive masterplan and suite of technical assessments that consider long-term and cumulative effects in accordance with APP11. Land use and infrastructure have been planned together, with stormwater, wastewater, water supply and transport infrastructure delivered progressively

	alongside development. The proposal will also contribute to and support wider strategic infrastructure investment, including the future Southern wastewater treatment plant, Hamilton Southern Links and South Water reservoir. The transport network provides for local intersection and network improvements, enhanced walking and cycling connections and future public transport, including integration with the wider strategic transport network. The masterplan also provides for appropriate transitions between the new urban neighbourhood and adjoining rural land through the arrangement of land uses, landscaping and interface treatments. This will assist in managing potential amenity and reverse sensitivity effects while maintaining a clear distinction between the planned urban area and the remaining rural environment. Overall, the Residential South enables compact, comprehensively planned and infrastructure supported urban growth in a location specifically identified for future development, rather than encouraging incremental or uncoordinated expansion into productive rural land. While Policy UFD-P14 is not directly applicable to the proposal, the development is consistent with its underlying intent by supporting an orderly urban-rural transition and avoiding dispersed rural-residential growth.
Policy UFD-P18 – Tier 3 Local Authority Areas Outside the Future Proof Strategy New urban development in tier 3 local authority areas shall be managed in a way that:	N/A – Hamilton City Council and Waipa District Council are Tier 1 local authorities¹.

¹ National Policy Statement on Urban Development 2020 – Updated May 2022. Appendix: Tier 1 and tier 2 urban environments and local authorities. P. 31.

1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans;
2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development;
3. focuses new urban development in and around existing settlements;
4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas;
5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development;
6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area;
7. has particular regard to the principles in APP11;
8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41, and planning in the coastal environment as set out in CE-M1;
9. in relation to urban environments:
 - (a) concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;
 - (b) provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to

develop and change over time, and such change is not, in and of itself, an adverse effect; (c) enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for: i. households on low to moderate incomes; and ii. Māori to express cultural traditions and norms; (d) enables a variety of site sizes and locations in urban environments suitable for different business sectors; (e) supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.	
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3.0 Waikato Regional Plan

The following chapters are not considered relevant, and are not assessed:

- Chapter 1 (Approaches to Resource Management) is administrative and does not include objectives and policies.
- Chapter 6 (Air Module) is not relevant to this application as resource consent is not required for discharge to air.
- Chapter 7 (Geothermal Module) is not relevant to this application as no activities are proposed in relation to geothermal activities.

Provision	Comment
Chapter 2: Matters of Significance to Māori	
2.3 Tangata Whenua Relationship with Natural and Physical Resources	
Objective 2.3.2 1. Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised. 2. Tangata whenua able to give effect to kaitiakitanga	Extensive engagement with tangata whenua has been undertaken throughout development of the wider SL1 project and the Residential South substantive application, as detailed in the Engagement and Consultation Report (refer to Residential South Planning Attachment 2). The SL1 Tangata Whenua Working Group

	includes representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with support from Waikato Tainui. A Cultural Impact Assessment (refer to Residential South - Appendix 24) and letters of broad support have also been provided. Engagement has informed the approach to stormwater management, riparian and wetland restoration, ecological enhancement, landscape planting and opportunities for cultural narratives within the development. Ongoing involvement is also provided for through implementation of relevant management plans, cultural monitoring and accidental discovery procedures. These measures provide practical opportunities for tangata whenua to exercise kaitiakitanga over whenua, wai and indigenous biodiversity and are consistent with Objective 2.3.2.
Chapter 3: Water Module	
3.1 Water Resources	
Objective 3.1.2 The management of water bodies in a way which ensures: (a) That people are able to take and use water for their social, economic and cultural wellbeing (b) Net improvement of water quality across the Region (c) The avoidance of significant adverse effects on aquatic ecosystems (d) The characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits (e) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced (f) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced (g) Inefficient use of the available ground surface water resources is minimised (h) An increase in the extent and quality of the Region's wetlands	The proposal is considered consistent with Objective 3.1.2 because it enables residential development and the associated use of water resources while incorporating an integrated response to water quality, aquatic ecosystems, groundwater, wetlands and tangata whenua values. • Stormwater will be managed through an integrated treatment train incorporating on-lot retention or soakage, piped conveyance, swales and six constructed stormwater wetlands. The system is designed to retain the initial abstraction volume, achieve 75% total suspended solids removal, provide extended detention, attenuate the 2 year and 10 year events to pre development discharge rates and attenuate the 100 year climate change event to no more than 80% of pre-development discharge. • The upper Mangakōtukutuku Stream and the higher-value floodplain Wetland B will be retained and protected. Approximately 684 m of artificial farm drains will be reclaimed, with effects on indigenous freshwater fish managed through

(i) That significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated (j) The cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated (k) The management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed (l) The natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development (m) Ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield (n) Shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed (o) Concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems (p) That the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment. (q) Refer to Objective 3.A.1.	the Fish Management Plan, including salvage and relocation and fish-passage requirements for relevant crossings. • The unavoidable loss of the approximately 285 m² degraded Wetland A will be addressed through creation of approximately 348 m² of new indigenous wetland habitat within the Mangakōtukutuku Stream reserve, together with planting, pest control, monitoring and long-term management. • The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) concludes that temporary construction dewatering effects will be localised and can be managed through monitoring, treatment and maintenance of surface water flows, while long-term groundwater effects are not expected to materially reduce catchment groundwater resources. • Potable water will be supplied through the separately approved SL1 Consortium Waikato River take (refer to Residential South - Appendix 31), using existing Hamilton City/IAWAI intake infrastructure and a Water Management Plan rather than a new take sought through this application. • Tangata whenua relationships with wai and the role of kaitiaki have been recognised through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment. Overall, the proposal provides for beneficial use of water while appropriately managing effects on the receiving environment.
3.2 Management of Water Resources	
Policy 3.2.3.1 Management of Water Bodies Manage all water bodies to enable a range of water use activities, whilst ensuring that a net improvement in water quality across the Region is achieved over time through:	The proposal is considered consistent with Policy 3.2.3.1. The Residential South site is within the Mangakōtukutuku catchment, where the existing freshwater environment comprises the upper stream, artificial farm drains and two small natural

(a) Classifying and mapping water bodies based on the characteristics for which they are valued and implementing the classification through a mixture of regulatory and non-regulatory methods. (b) Maintaining overall water quality in areas where it is high, and in other water bodies, avoiding, remedying or mitigating cumulative degradation of water quality from the effects of resource use activities. (c) Enhancing the quality of degraded waterbodies. (d) Providing for the mitigation and remediation of adverse effects in accordance with Section 1.3.3 of the Waikato Regional Policy Statement. (e) Recognising the positive benefits to people and communities arising from use or development of water resources and by taking account of existing uses of water and the associated lawfully established infrastructure.	inland wetlands. The development adopts a catchment based stormwater and freshwater response rather than treating individual discharges in isolation. The Stormwater Management Plan (Residential South - Appendix 14) provides for on-lot retention or soakage, swales, six constructed wetlands, extended detention and controlled discharge. This treatment train will manage contaminants and peak flows before discharge to the receiving environment, while retained drainage corridors, culverts and overland flow paths maintain hydraulic connectivity. Riparian restoration, wetland creation and ecological management provide additional opportunities to enhance habitat and water quality within the presently modified catchment. These measures enable the water related infrastructure required for the development while maintaining and, where practicable, improving the quality and functioning of the receiving freshwater environment, consistent with Policy 3.2.3.1.
Policy 3.2.3.2 Manging Degraded Water Bodies Enhance the quality of degraded water through improved management of activities that affect water bodies so that: (a) For activities controlled by rules in the Plan: (i) discharges to water will not further degrade water quality with respect to those parameters of the relevant class(es) for that water body that are not currently met (ii) land-based treatment systems will be promoted where soil type and drainage will allow, and where adverse effects are less than the adverse effects of direct discharges into water (iii) water allocation takes into account the additional adverse effect of reduced flow in degraded waters on aquatic ecosystems and human uses and values. (b) For activities covered by non-regulatory methods in the Plan, promote: (i) land management methods that reduce non-point source discharges	The proposal is considered consistent with Policy 3.2.3.2. The existing freshwater environment is substantially modified by historic pastoral land use and artificial drainage. Development therefore provides an opportunity to improve the way runoff is managed before it reaches the Mangakōtukutuku Stream and downstream receiving waters. The permanent stormwater system incorporates source controls, on-lot retention or soakage, swales, constructed wetlands, extended detention and controlled discharge. It is designed to achieve 75% total suspended solids removal and to attenuate frequent and extreme rainfall events. Riparian and wetland planting will provide additional treatment and habitat functions, while removal of stock access from the developed area will remove an existing source of sediment and nutrient inputs. Construction related water quality effects will be managed through staged erosion and sediment controls in accordance with Waikato Regional Council guidance and the

(ii) riparian management that mitigates the effect of non-point source discharges on water bodies.	Earthworks Management Plan (refer to Residential South - Appendix 32). Collectively, these measures will avoid further degradation and contribute to improved water-quality outcomes within the receiving catchment.
Policy 3.2.3.3 Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development: (a) Diversity and composition of aquatic and riparian habitat. (b) Topography and physical composition of river and lake beds and the course of the river. (c) The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. (d) Any significant natural features of the lakes and rivers and their margins.	The proposal recognises and provides for the natural character of the Mangakōtukutuku Stream and its margins within a highly modified rural environment. The upper stream and higher value floodplain Wetland B will be retained, while the masterplan establishes a continuous blue-green corridor incorporating riparian restoration, wetland habitat, stormwater wetlands and open space. Although approximately 684 m of artificial farm drains will be reclaimed to enable development, the retained stream and drainage network will remain hydraulically connected through culverts, swales, diversion channels and overland flow paths. Indigenous and riparian planting will increase vegetation cover, habitat diversity and the visibility of water within the future urban environment. In this context, the proposal protects the key natural freshwater feature and provides meaningful restoration and enhancement of its margins and associated habitat, consistent with Policy 3.2.3.3.
Policy 3.2.3.4 Waikato Region Surface Water Class Enable the use of all surface water bodies in the Region, provided that: (a) Any significant adverse effects on existing aquatic ecosystems are avoided, remedied or mitigated. (b) Intake structures are designed to minimise fish entrapment. (c) Any conspicuous change in visual colour or clarity is avoided, remedied or mitigated. (d) The water body is not tainted or contaminated to the extent that it is unpalatable or unsuitable for consumption by humans after treatment (equivalent to coagulation, filtration and disinfection). (e) The water body is not tainted or contaminated to the extent that it is unsuitable for irrigation or stock watering.	Policy 3.2.3.4 is relevant to the extent that the proposal interfaces with surface water bodies, including the upper Mangakōtukutuku Stream. The proposal does not require a new intake structure within the Stream or Waikato River. Stormwater discharges will be treated and attenuated before entering the receiving environment, and construction controls will minimise sediment and contaminant discharges. Potential effects on aquatic ecosystems and indigenous fish are addressed through retention and restoration of the Mangakōtukutuku Stream corridor, the Fish Management Plan and fish passage requirements for relevant culverts and crossings. With these measures, significant adverse effects on aquatic ecosystems and water

	quality are not anticipated and the proposal is considered consistent with the relevant intent of Policy 3.2.3.4.
3.3 Water Takes	
Objective 3.3.2 (a) Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. (b) The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements. (c) The recognition of the significant community benefits that derive from domestic or municipal supply takes. (d) The efficient allocation and the efficient use of water. (e) No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. (f) The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry. (g) The continued availability of water for cooling of the Huntly Power Station. (h) Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems. (i) That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having regard to the contaminant assimilative capacity of water bodies. (j) Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and	No new surface water or groundwater take is sought through the Residential South application. Potable water will instead be supplied through the separately approved SL1 Consortium Waikato River take (refer to Residential South - Appendix 31), which authorises use of existing Hamilton City/IAWAI intake, treatment and storage infrastructure and does not require additional in river works. The water will pass through the IAWAI network into the Waikato Waters Limited network given the boundaries of the CCOs. The approved take is subject to consent conditions and a Water Management Plan addressing staged demand, metering, efficient use and restrictions during low-flow conditions. The approval therefore provides for the reasonably foreseeable municipal supply needs of the SL1 growth area while safeguarding instream values and giving effect to the relevant Waikato River management framework. Objective 3.3.2 is therefore principally relevant as context to this application.

communities (including rural-based activities such as agriculture, perishable food processing and industry). (k) Refer to Objective 3.A.1.	
3.4 Efficient Use of Water	
Policy 3.4.3.1 Manage the Use of Water Manage, through permitted activities and resource consents, the use of water, any associated discharge of water onto or into land in a manner that ensures that: (a) The overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations is given effect to (b) The further degradation of water quality is avoided (c) Any adverse changes to natural flow regimes are avoided as far as practicable and otherwise mitigated (d) Adverse effects on the relationship tangata whenua as Kaitiaki have with water are avoided, remedied or mitigated (e) Adverse effects on in-stream ecological values are avoided, remedied or mitigated (f) Adverse effects on wetlands that are habitats for significant indigenous vegetation and significant habitats for indigenous fauna are avoided, remedied, or mitigated (g) Adverse effects on groundwater quality are avoided as far as practicable and otherwise mitigated (h) Does not result in an adverse effect relating to the objectives in Chapter 5.2 of this plan (i) The benefits to be derived from the efficient take and use of water for reasonably foreseeable future uses, and in particular for domestic or municipal supply, are maintained and/ or enhanced.	Policy 3.4.3.1 is relevant principally as context because no new water take is sought through this application. Potable water will be supplied through the separately approved SL1 Consortium Waikato River take and reticulated network, which is subject to a Water Management Plan and consent conditions addressing efficient use and management of the authorised allocation. The proposal's own water related works have also been designed to protect the receiving environment. Stormwater will be managed through source controls, retention or soakage, swales and constructed wetlands, while temporary dewatering will be monitored and managed to maintain surface water flows and avoid erosion or sediment effects. The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) does not identify a material long term reduction in catchment groundwater resources. Tangata whenua values relating to wai have also informed the project through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South – Appendix 24). Accordingly, the proposal does not seek additional water allocation and incorporates measures to avoid further degradation of water quality and manage effects on freshwater, groundwater and tangata whenua values. It is considered consistent with the intent of Policy 3.4.3.1.
Policy 3.4.3.2 Efficient Use of Water Ensure the efficient use of water by:	No new water take is sought through this application. The separately approved SL1 Consortium Waikato River take (refer to Residential South - Appendix 31) is supported

- (a) Requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use and where appropriate:
 - (i) For domestic or municipal supplies is justified by way of a water management plan.
 - (ii) For industry, implementation of industry good practice, in respect of the efficient use of water for that particular activity/industry.
 - (iii) For irrigation, the following measures in relation to the maximum daily rate of abstraction, the irrigation return period and the seasonal or annual volume of the proposed take:
 - A maximum seasonal allocation reliability of up to 9 out of 10 years
 - A minimum application efficiency of 80 percent (even if the actual system being used has a lower application efficiency), or on the basis of a higher efficiency where an application is for an irrigation system with a higher efficiency
- (b) Requiring consideration of water conservation and minimisation methods, such as leak detection and loss monitoring as integral parts of water take and use consent applications to ensure no significant wastage of water resources
- (c) Raising awareness amongst the regional community about water efficiency issues and techniques
- (d) Facilitating the transfer of water take permits, provided the transfer does not result in effects that are inconsistent with the purpose of the relevant Water Management Class, as identified by the policies in Section 3.2.3 and the water classes in Section 3.2.4
- (e) Promoting investigation of alternatives to the water take, alternative water sources, water harvesting (excluding the Waikato River catchment above Karapiro Dam) and seasonal storage, as an integral part of water take and use consent applications.
- (f) Promoting shared use and management of water through water user groups or other arrangements where there is increased efficiency in the use and allocation of water.

by a Water Management Plan that assesses staged water demand and requires metering and efficient management of the authorised take.

The Residential South proposal also incorporates on-lot stormwater retention and water reuse/soakage measures, reducing demand on the downstream stormwater network and supporting efficient use of water at a site level. In this context, the proposal is consistent with the water-efficiency intent of Policy 3.4.3.2.

3.5 Discharges

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Objective 3.5.2

Discharges of contaminants to water undertaken in a manner that:

- (a) does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2
- (b) does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2
- (c) Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.

The proposal is considered consistent with Objective 3.5.2. Stormwater discharges will be managed through the integrated treatment train set out in the Stormwater Management Plan (**Residential South - Appendix 14**), including on-lot retention or soakage, swales, six constructed wetlands, extended detention and controlled discharge. The system is designed to provide water quality treatment and attenuate post-development flows before discharge to the Mangakōtukutuku catchment.

Construction phase sediment and contaminant risks will be managed through erosion and sediment controls, the Earthworks Management Plan (refer to **Residential South - Appendix 32**), contaminated soil management and relevant consent conditions. Wastewater will be conveyed to the reticulated network and will not be directly discharged to water. The EclA (refer to **Residential South - Appendix 23**) concludes that, following effects management, residual effects on freshwater habitat, water quality and indigenous freshwater fish will be low.

Together, these measures ensure that contaminant discharges are appropriately treated and managed and do not compromise the water-management outcomes sought by Objective 3.5.2.

Policy 3.5.3 1: Enabling Discharges to Water that will have only Minor Adverse Effects

Enable through permitted and controlled activity rules, discharges to water that due to their nature, scale and location will:

- a. avoid adverse effects on surface water bodies that are inconsistent with policies in Section 3.2.3 of this Plan
- b. not increase the adverse effects of flooding or erosion on neighbouring properties
- c. ensure that any adverse effects of sediment on aquatic habitats are confined to a small area relative to the habitat as a whole or are temporary, and the area will naturally re-establish habitat values

Policy 1 is of limited relevance because it is directed primarily to discharges that can be enabled as permitted or controlled activities. The principal operational stormwater discharges from SL1 Residential South require discretionary activity consent due to the scale of the development.

Notwithstanding this, the proposal is consistent with the outcomes sought by the policy. Stormwater will be treated and attenuated before discharge to the Mangakōtukutuku Stream, while construction-related sediment effects will be managed through erosion and sediment controls and the Construction Management Plan. Overall, the proposed discharge regime is designed to avoid or minimise adverse effects on water quality, flooding, erosion and aquatic habitat.

comparable with those prevailing before commencement of the activity d. not result in significant effects on the Coastal Marine Area as identified in the Waikato Regional Coastal Plan, wetlands¹⁸ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes e. not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan.	
Policy 3.5.3.2: Managing Discharges to Water with More than Minor Adverse Effects Control, through resource consents, discharges to water that are likely to have more than minor adverse effects so that: a. adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated b. the discharge causes no significant adverse effects from flooding or erosion c. there are no significant adverse effects from downstream siltation d. there are no significant adverse effects on the Coastal Marine Area, wetlands¹⁹ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes e. any subsequent discharges to air do not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan.	Policy 2 is directly relevant to SL1 Residential South because the principal operational stormwater discharges require resource consent and are therefore appropriately assessed against the policy framework for managing consented discharges to water. The stormwater management system has been specifically designed to avoid, remedy and mitigate effects on receiving waters. Stormwater from the development will be directed through a treatment train incorporating on-site treatment measures and constructed wetlands before discharge to the receiving environment. The AEE at Volume 2 records that this approach was deliberately selected in preference to direct discharge to water because it provides filtration and treatment before runoff reaches the Mangakōtukutuku Stream. The proposal also addresses the potential for flooding, erosion and downstream sedimentation. The stormwater system provides attenuation of future flows before discharge, while construction sediment effects will be managed through erosion and sediment controls and the Construction Management Plan. The subdivision and stormwater design have also been assessed in relation to flood risk, with the AEE concluding that the proposed infrastructure will mitigate flood impacts associated with development. In relation to freshwater and ecological values, the proposal retains and enhances the upper tributary of the Mangakōtukutuku Stream and Drains A and B as part of a

	permanent blue-green network. Indigenous riparian planting, wetland creation, stormwater treatment, pest management and habitat enhancement are expected to improve ecological connectivity, water quality, shading and aquatic habitat compared with the existing pastoral environment. Effects on natural inland wetlands and freshwater values are also subject to ecological management plans, groundwater and surface-water controls, erosion and sediment measures and proposed consent conditions. Overall, the proposal is considered consistent with Policy 2. The stormwater and construction discharge regime has been designed to manage water quality, flooding, erosion, sedimentation and ecological effects through treatment, attenuation, staged construction controls and ecological enhancement. On that basis, the relevant adverse effects of the proposed discharges can be appropriately avoided, remedied or mitigated.
Policy 3.5.3.4 Discharges to Land Ensure that the discharge of contaminants onto or into land maximises the reuse of nutrients and water contained in the discharge.	N/A – the proposal does not include the discharge of contaminants onto or into land.
Policy 3.5.3.5 Ground Water Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: (a) do not compromise existing or reasonably foreseeable uses of ground water (b) avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects (c) are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.	The proposal is considered consistent with Policy 3.5.3.5. Stormwater discharged to ground will first be managed through source controls and on-lot retention or soakage, while runoff entering the public network will receive treatment through swales and constructed wetlands. Contaminated soils will be separately managed under the Remedial Action Plan and Contaminated Site Management Plan (refer to Residential South - Appendix 22), reducing the potential for contaminants to enter groundwater. The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) identifies a shallow groundwater system connected with local drains and the Mangakōtukutuku Stream. Construction dewatering effects are expected to be temporary and localised and will be managed through monitoring, treatment and controlled discharge. Long term groundwater interception by the stormwater

	wetlands is expected to result in local redistribution rather than a material reduction in the catchment groundwater resource. On this basis, groundwater quality and connected surface water values can be appropriately protected.
Policy 3.5.3.6 Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: (a) the mauri of water (b) waahi tapu sites (c) other identified taonga.	The proposal recognises and provides for the relationship of tangata whenua as kaitiaki with wai. Engagement through the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24) has informed the approach to the Mangakōtukutuku Stream, stormwater management, riparian and wetland restoration, ecological enhancement and cultural narratives. The permanent stormwater system will treat and attenuate runoff before discharge, while restoration of the stream and riparian corridor, wetland creation and removal of stock access will support improved freshwater habitat and mauri. Ongoing tangata whenua involvement through relevant management plans, monitoring and cultural protocols provides a mechanism for kaitiakitanga to continue during implementation. The proposal is therefore considered consistent with Policy 3.5.3.6.
Policy 3.5.3.7 Stormwater Discharges Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.	The proposal is considered consistent with Policy 3.5.3.7 because stormwater is managed at source and through a treatment train before discharge to receiving waters. The Stormwater Management Plan (refer to Residential South - Appendix 14) provides for on-lot retention or soakage, a piped network, swales, six constructed treatment wetlands, extended detention and controlled discharge. The system is designed to retain the initial abstraction volume, achieve 75% total suspended solids removal, attenuate the 2 year and 10 year events to pre-development discharge rates and attenuate the 100 year climate change event to no more than 80% of pre-development discharge. This approach manages both water

	quality and water-quantity effects and reduces the potential for adverse effects on the Mangakōtukutuku Stream and downstream receiving environment.
3.6 Damming and Diverting	
Objective 3.6.2 Damming and/or diverting of water undertaken in a manner that: (a) Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2. (b) Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2. (c) Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle. (d) Results in no increase in the adverse effects of flooding or land instability hazards. (e) Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers. (f) Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams. (g) ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3. (h) Refer to Objective 3.A.1.	The proposal includes reclamation of approximately 684 m of artificial farm drains (Drains D-G), together with diversion and conveyance works associated with the stormwater network. The upper Mangakōtukutuku Stream and key retained drainage corridors will remain and hydraulic connectivity will be maintained through culverts, swales, diversion channels and defined overland flow paths. The affected artificial drains have negligible ecological value, although they may support indigenous fish such as shortfin eel. A Fish Management Plan (refer to Residential South - Appendix 23) provides for fish salvage and relocation before reclamation works, and relevant crossings and culverts will be designed to provide fish passage. Wetland B and the Mangakōtukutuku Stream corridor are retained and protected. Flood modelling confirms that the proposed wetland storage, attenuation and controlled discharge system will not result in material adverse downstream flooding effects and that extreme flows can be safely conveyed through the development. With these measures, the proposed diversions and associated works appropriately manage aquatic, water-quality and flood-risk effects and are consistent with Objective 3.6.2.
Policy 3.6.3.1 Off-Stream Dams and Dams or Diversions on Ephemeral Systems Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where: (a) Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided.	The proposal does not include construction of an off-stream dam or the damming or diversion of an ephemeral stream. The relevant works relate to artificial farm drains and the stormwater conveyance network and are assessed under Objective 3.6.2 and the other applicable water-management provisions above.

(b) The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity avoid adverse effects that are inconsistent with the policies in Section 4.2.3. (c) The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties. (d) Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams. (e) Any significant adverse effect on cave systems are avoided or mitigated. (f) Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7. (g) Existing legal public access to and along lakes and rivers is maintained where appropriate.	
Policy 3.6.3.3 Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: (a) the mauri of water, (b) waahi tapu sites, (c) other identified taonga.	The proposal recognises and provides for tangata whenua relationships with wai through ongoing engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (Residential South - Appendix 24). That engagement has informed the treatment of the Mangakōtukutuku Stream, freshwater restoration, stormwater management, planting and ecological management. The proposal retains and restores the key stream corridor, treats and attenuates stormwater before discharge and provides for continued tangata whenua involvement in implementation and monitoring. These measures support the mauri of water and the exercise of kaitiakitanga and are considered consistent with Policy 3.6.3.3.
Policy 3.6.3.4 Wetlands and Peat Lakes Enhance or maintain the extent and quality of the Region's wetlands by encouraging activities that will either maintain or reinstate agreed water levels in wetland areas or peat lakes.	The proposal acknowledges the loss of approximately 285 m² of Wetland A, a small, degraded pasture wetland dominated by exotic species. That residual effect will be addressed through creation of approximately 348 m² of new indigenous wetland habitat within the Mangakōtukutuku Stream reserve, together with native planting,

	pest plant and animal control, monitoring and long-term management under the Wetland Management Plan (Residential South - Appendix 23). The higher value approximately 50 m² floodplain Wetland B will be retained and protected. The Hydrology and Groundwater Assessment (refer to Residential South – Appendix 20) concludes that its hydrological regime is primarily governed by the Mangakōtukutuku Stream and that, with construction controls to maintain stream flows, a material change to that regime is not expected. Overall, the proposal maintains and increases wetland extent and provides for improved wetland habitat quality, consistent with the intent of Policy 3.6.3.4.
3.7 Wetlands	
Policy 3.7.3.1 Control Land Drainage in Areas Adjacent to Identified Wetlands and Within Wetlands Ensure that land drainage activities within wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or immediately adjacent to wetlands identified in Section 3.7.7, are undertaken in a manner that avoids changes in water level that lead to: (a) shrinking or loss of the wetland, or (b) accelerated dewatering and oxidation, or (c) significant adverse effects on tangata whenua values of the wetland, or (d) adverse effects of flooding on neighbouring properties, or (e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with the wetland, or (f) adverse effects on the natural character of wetlands or (g) adverse effects on the ability to use the wetlands for recreational purposes (h) and remedy or mitigate otherwise.	Two natural inland wetlands are present within the Residential South site. Wetland A is an approximately 285 m² degraded pasture wetland that will be removed and addressed through approximately 348 m² of compensatory indigenous wetland habitat and long term restoration management. Wetland B is an approximately 50 m² floodplain wetland associated with the Mangakōtukutuku Stream and will be retained, with no direct works within the wetland or within 10 m of it. The Hydrology and Groundwater Assessment (refer to Residential South - Appendix 20) confirms that temporary construction drawdown will be localised and that the hydrological regime of Wetland B is primarily governed by the Stream. Dewatering will be monitored and managed so that surface water flows are maintained and unexpected effects can be responded to. On this basis, the proposal avoids drainage related loss or degradation of the retained wetland and appropriately manages effects relevant to Policy 3.7.3.1.
3.8 Drilling	

Objective 3.8.2 Drilling activities undertaken in a manner that: a. is consistent with the objectives in Section 3.1.2, b. is consistent with the objectives in section 5.2.2, c. prevents significant adverse effects from the mixing of previously isolated aquifers, d. does not result in significant adverse effects from a loss of aquifer pressure/level, e. is consistent with the objectives in Section 7.2.2, f. does not result in blow-outs in geothermal wells.	The proposal is considered consistent with Objective 3.8.2. Drilling below the water table is required for ongoing geotechnical and groundwater investigations associated with SL1 Residential South and requires controlled activity consent under Rule 3.8.4.7. Associated groundwater takes and well and aquifer testing are also provided for through the relevant regional consent requirements. The drilling and groundwater investigations are intended to inform and monitor the safe development of the Site and will be undertaken in a controlled manner. The hydrogeological assessment (refer to Residential South – Appendix 20) identifies the presence of a confined deeper aquifer beneath a low permeability layer that restricts groundwater movement and has specifically assessed groundwater pressure and the potential effects associated with construction and groundwater drawdown. Groundwater monitoring, trigger levels and contingency responses are proposed to ensure that changes in groundwater levels and effects on nearby groundwater users are appropriately managed. The drilling is not associated with geothermal development and therefore clause (f) is not relevant. Overall, subject to the proposed controls and monitoring, the drilling activities can be undertaken without significant adverse effects on groundwater quality, aquifer integrity or groundwater levels and are therefore considered consistent with Objective 3.8.2.
Policy 3.8.3.1: Effects of Drilling Activities Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from: a. contamination by drilling fluids, b. contamination of ground water by contaminants in surface water, c. mixing of previously isolated aquifers, d. loss of aquifer pressure/level,	The proposal is considered consistent with Policy 3.8.3.1. Drilling associated with geotechnical and groundwater investigations will be undertaken in a manner that manages potential effects on groundwater, surface water and soils. Any associated drilling fluids will be contained and discharged to land where contaminants cannot enter surface water, with freshwater or air based fluids and permitted non-hazardous additives used. The hydrogeological and geotechnical investigations (refer to Residential South – Appendix 17 and 20) have also specifically considered the confined aquifer beneath

e. disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki, f. inappropriate drilling in geothermal systems.	the Site and the potential effects of groundwater drawdown. Monitoring, trigger levels and contingency measures are proposed to manage groundwater levels and avoid significant effects on aquifer pressure and nearby groundwater users. Cultural values have also been considered through engagement with mana whenua and the Cultural Impact Assessment (refer to Residential South – Appendix 24). The CIA recommends ongoing mana whenua involvement during investigations and construction, together with an Accidental Discovery Protocol and appropriate management where previously unidentified waahi tapu or other culturally significant features are encountered. Geothermal drilling is not proposed. Overall, the proposed drilling activities can be undertaken without significant adverse effects of the type identified by the policy and are considered consistent with Policy 3.8.3.1.
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Chapter 5: Land and Soil Module

5.1 Accelerated Erosion

Objective 5.1.2

A net reduction of accelerated erosion across the Region so that:

- (a) soil productivity, versatility and capability is maintained
- (b) there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2
- (c) there is no increase in the adverse effects of flooding or land instability hazards
- (d) accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised
- (e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided

The proposal involves substantial earthworks to establish building platforms, roads and infrastructure. These works will be staged and undertaken in accordance with the Earthworks Management Plan (refer to **Residential South - Appendix 32**), Waikato Regional Council erosion and sediment control guidance and site-specific erosion and sediment control plans.

Controls will be installed before bulk earthworks commence and maintained until disturbed areas are stabilised. Measures include clean water diversion, sediment retention and treatment devices, progressive stabilisation and monitoring to minimise sediment discharges to the Mangakōtukutuku Stream, wetlands and downstream receiving environment. The stormwater and flood management design also ensures that the completed development does not materially increase downstream flood risk.

Potential effects on cultural, archaeological and ecological values are addressed through the relevant accidental discovery, ecological and construction management

(f) cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. (g) significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided (h) there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 (i) damage to property and infrastructure is avoided	procedures. Subject to these controls, accelerated erosion and off site sediment effects can be appropriately managed and the proposal is considered consistent with Objective 5.1.2.
Policy 5.1.3.2 Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: (a) the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area (b) the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves (c) the erosion potential of soil when it is disturbed or vegetation is cleared (d) the potential to increase the adverse effects of flooding (e) the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki (f) the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna (g) the potential to compromise air quality objectives as identified in Module 6 Air	The earthworks have been designed and will be managed having particular regard to erosion potential, downstream sedimentation, flooding, natural character and ecological and cultural values. The works will be staged, with erosion and sediment controls installed before disturbance and maintained until stabilisation, in accordance with Waikato Regional Council guidance and the Earthworks Management Plan (refer to Residential South - Appendix 32). The proposal also includes specific controls for works near the Mangakōtūkutuku Stream and wetlands, contaminated soil management, and procedures for cultural or archaeological discoveries. These measures minimise the potential for accelerated erosion and associated off-site effects and are consistent with Policy 5.1.3.2.

(h) the potential to damage property and infrastructure.	
Policy 5.1.3.3 Promote Good Practice Promote, through environmental education, good practice guides and incentives, soil and land management practices that avoid adverse effects on soil productivity, capability and versatility and the off-site effects of sediment discharge, and remedies or mitigates these effect if they do occur.	Good practice soil and earthworks management is embedded in the proposal through the Earthworks Management Plan (refer to Residential South - Appendix 32), erosion and sediment control plans and compliance with Waikato Regional Council guidance. Measures include staged disturbance, clean water diversion, sediment retention and treatment, progressive stabilisation, monitoring and maintenance of controls until the relevant areas are fully stabilised. The Acid Sulphate Soil Management Plan (refer to Residential South - Appendix 19) and contaminated soil management framework provide additional site specific procedures where those materials are encountered. This represents a good practice approach to avoiding and mitigating erosion, sediment and soil-management effects and is consistent with Policy 5.1.3.3.
5.2 Discharges Onto or Into Land	
Objective 5.2.2 Discharges of wastes and hazardous substances onto or into land undertaken in a manner that: (a) does not contaminate soil to levels that present significant risks to human health or the wider environment (b) does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2 (c) does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2 (d) is not inconsistent with the objectives in Section 5.1.2 (e) avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu	N/A – the proposal does not include the discharge of wastes or hazardous substances to land.

(f) remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	
5.3 Contaminated Land	
Objective 5.3.2 Discharges of contaminants from contaminated land shall be managed so that they: (a) do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water (b) do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2 (c) there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2 (d) avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu (e) remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	A Preliminary Site Investigation and Detailed Site Investigation have been undertaken by a Suitably Qualified and Experienced Practitioner and are included at Residential South - Appendix 21. The investigations confirm that the Site is a 'piece of land' under the NES-CS and identify localised areas where heavy metals, including arsenic, cadmium, copper, lead and zinc, and asbestos exceed relevant residential human health and/or environmental criteria. The investigation did not identify widespread contamination across the Site. The higher concentrations are principally associated with former buildings, farm structures and historic activity areas. The proposal is a restricted discretionary activity under Regulation 10 of the NES-CS. Remediation and soil disturbance will be undertaken in accordance with the Remedial Action Plan and Contaminated Site Management Plan (refer to Residential South - Appendix 22), including supplementary delineation where required, controlled excavation and handling, off-site disposal of unsuitable material, validation sampling, management of residual or unexpected contamination and preparation of a Site Validation Report. These measures are designed to ensure that contaminants are not mobilised in a manner that creates unacceptable risks to human health, groundwater, surface water, ecological values or air quality. The proposal is therefore considered consistent with Objective 5.3.2.
Policy 5.3.3.1 Priorities for the Management of Contaminated Land List and prioritise land uses that present significant risk of contamination and give priority to managing those with the greatest risk.	The contaminated land investigations identify the areas of greatest potential risk and allow remediation to be prioritised accordingly. Elevated contaminant concentrations are generally localised around former buildings, farm structures and historic activity areas rather than being widespread across the Site. Supplementary delineation and

	targeted remediation will be undertaken before or during earthworks in accordance with the Remedial Action Plan and Contaminated Site Management Plan (Residential South - Appendix 22). This risk-based approach is consistent with Policy 5.3.3.1.
Policy 5.3.3.3 Remediation Through rules in this Plan and resource consent processes, enable the remediation of contaminated land where the technology to be used and associated discharges are unlikely to have adverse effects that are inconsistent with the objectives or the requirements of the RMA.	The proposal provides for remediation of identified contaminated soils as an integral part of redevelopment. The Remedial Action Plan and Contaminated Site Management Plan (Residential South - Appendix 22) set out procedures for further delineation, excavation and controlled handling, appropriate off-site disposal, validation sampling, management of residual or unexpected contamination and completion reporting. These procedures, together with erosion and sediment controls and consent conditions, will ensure that remediation does not result in unacceptable discharges or effects on human health, groundwater, surface water, ecological values or air quality. The proposal is therefore consistent with Policy 5.3.3.3.

4.0 Waipa District Plan

The relevant chapters are assessed below:

Provision	Comment
Volume 1: Part C – Strategic Policy Framework	
Section 1.3 - Strategic policy Framework	
<i>Objective - Implementation of Te Ture Whaimana</i>	
Objective 1.3.1 The health and well-being of the Waikato River is restored and protected and Te Ture Whaimana is realised.	The proposal is considered consistent with Objective 1.3.1. Although the Site is not located directly on the Waikato River, it lies within the Waikato River catchment and the Mangakōtukutuku Stream ultimately discharges to the River. The health and

	wellbeing of the receiving freshwater environment is therefore an important component of the proposal. The masterplan (refer to Residential South – Appendix 6) retains and enhances the upper Mangakōtukutuku Stream and key drainage corridors, provides riparian restoration and six constructed stormwater wetlands, and incorporates source controls, on-lot retention or soakage, treatment, extended detention and attenuation. These measures will improve the management of runoff relative to the existing pastoral environment and protect downstream receiving waters. Tangata whenua values associated with wai have also informed the proposal through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South - Appendix 24), including the stormwater, riparian planting and ecological restoration response. Overall, the proposal integrates urban development with freshwater restoration and management in a manner that contributes to the health and wellbeing of the Mangakōtukutuku Stream and, ultimately, the wider Waikato River system.
Policy Health and well-being of the Waikato and Waipā Rivers.	

1.3.1.1 To achieve the Objectives and Strategies of Te Ture Whaimana within the catchment area identified on the Planning Maps by District Plan provisions relating to: (a) Building setbacks and earthworks; and (b) Activities on the surface of water; and (c) Peat lake catchments; and (d) Esplanade reserves; and (e) Landscapes; and (f) Environmental Benefit Lot provisions for significant natural areas and in some circumstances riparian areas; and (g) Significant natural areas and indigenous biodiversity generally; and (h) Intensive farming activities; and (i) Public access; and (j) Customary activities; and (k) Marae and papakāinga; and (l) Cultural sites and cultural landscapes.	The Site is within the wider Waikato River catchment and the matters addressed by this policy are relevant to the proposal. The development has been designed to support Te Ture Whaimana through measures relating to earthworks and sediment control, indigenous biodiversity, riparian restoration, esplanade/open space provision and the protection and enhancement of freshwater values. In particular, the upper Mangakōtukutuku Stream and associated riparian corridor are retained and enhanced, stormwater is treated and attenuated before discharge, and ecological management plans address effects on wetlands, freshwater fish and other indigenous fauna. Cultural values have also informed the design through ongoing tangata whenua engagement and the Cultural Impact Assessment (refer to Residential South - Appendix 24). The proposal is therefore considered consistent with the intent of Policy 1.3.1.1.
Policy Maintaining and enhancing public views and public access	
1.3.1.2 To maintain and, where appropriate, enhance public views and public access by development actively facing and providing access to the Waikato and Waipā Rivers.	N/A – The site does not provide access to the Waikato and Waipā Rivers.
Objective - Settlement pattern	
Objective 1.3.2 To achieve a consolidated settlement pattern that: (a) Is focused in and around the existing settlements of the District; and (b) Supports the continued operation, maintenance, upgrading and development of regionally important sites and regionally significant	The proposal is considered consistent with Objective 1.3.2 because it provides for a consolidated extension of Hamilton's established urban area in a location identified through the more recent sub-regional growth framework for future urban development. The Residential South site directly adjoins Deanwell and Glenview,

infrastructure and nationally significant infrastructure, and provides for on-going access to mineral resources.	forms the first residential stage of the wider SL1 Growth Cell and is located in close proximity to the designated Hamilton Southern Links corridor. The proposal will deliver 938 residential lots together with a neighbourhood commercial node, open space, walking and cycling connections and the transport and three waters infrastructure required to support the new community. Infrastructure and transport upgrades are staged with development, including connections to Saxbys Road, MacMurdo Avenue and Forth Crescent, improvements to the surrounding active mode network and provision for future public transport. The development has also been designed so that it does not compromise the ongoing operation or future development of strategic infrastructure. Overall, Residential South represents planned and coordinated urban growth contiguous with Hamilton rather than dispersed development within rural Waipā, and therefore supports the consolidated settlement pattern sought by Objective 1.3.2.
Policy Settlement pattern	
1.3.2.1 To ensure that all future development and subdivision in the District contributes towards achieving the anticipated settlement pattern in the Future Proof Growth Strategy and Implementation Plan 2022 and the District Growth Strategy (or any subsequent replacement).	The proposal is consistent with the settlement pattern direction of Policy 1.3.2.1. The Residential South site forms part of the North Waipā-South Hamilton growth area identified in the Future Proof Strategy 2024-2054 and is subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council. It will establish the first residential neighbourhood within the wider SL1 Growth Cell and deliver 938 homes in a location contiguous with Hamilton's existing urban area. The masterplan provides a range of terrace, duplex and detached housing, a neighbourhood commercial node, neighbourhood park, blue-green open space network and connections to existing communities, schools, services and transport networks. The proposal is also coordinated with the Hamilton Southern Links corridor and staged three-waters and transport infrastructure. In this context, it gives practical

	effect to the more recent sub-regional growth strategy and supports an orderly extension of the existing urban area rather than ad hoc rural development.
Policy Towns	
1.3.2.2 To provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits of the towns of the District and in particular: (a) Residential developments and subdivision being located within the residential zones of Cambridge, Te Awamutu and Kihikihi, and also above ground floor level within the Commercial Zone; provided that this policy does not limit further development within the Residential Zone at Karāpiro identified on Planning Map 31. (b) To provide for medium density residential development in relevant residential zones located within the urban environs of Cambridge, Kihikihi and Te Awamutu, except where qualifying matters require modification of the medium density residential standards. (c) A range of accommodation facilities and services to support the long term accommodation and care requirements for the existing and future elderly population, some of which may need to occur on the periphery of towns outside of the current urban limits as well as within the Residential Zone and Medium Density Residential Zone. (d) Retail activities, offices and commercial services being located within the Commercial Zones of the District, in a manner that ensures the vitality of the identified pedestrian frontage areas, and maintains Cambridge and Te Awamutu as the primary commercial centres of the District. (e) To recognise the potential for the following new areas of commercial zoning: i. The deferred Commercial Zone in Carter’s Flat, Cambridge will be considered for rezoning to once a new Industrial Zone at Hautapu is in place, and the Cambridge bypass is complete; and	As identified above, the proposal is supported by a suite of technical assessments that provide a robust understanding of long-term effects and cumulative impacts in accordance with APP11. In addition, it has been demonstrated that the proposal can be efficiently serviced by infrastructure without creating conflicts between existing and planned infrastructure. Overall, the proposal supports the development of a site identified in the region’s future development strategy for urban growth to ensure development of the rural productive land in the wider area is strategic and coordinated with the growth priorities for Hamilton City and Waipa. The proposed development enables medium density residential growth that supports compact growth and a clear delineation between Hamilton cities urban areas and the wider rural land to the south and south west of the site. The development avoids the ad hoc expansion of urban areas into rural areas by enabling the development of a site identified in the region’s future development strategy for urban growth to ensure development on the rural productive land in the wider area is strategic and coordinated with the growth priorities for Hamilton City and Waipa. It is considered the proposed development respects the existing built environment through transitional land use interfaces and protects productive rural land by avoiding dispersed or ad hoc growth. The site has been identified by HCC and Waipa District Council (WDC) through a Strategic Land Agreement for the wider SL1 growth cell dated 3 October 2022 as an area of land that is intended to become part of the HCC territory subject to terms to be agreed between HCC and WDC (transfer). A Memorandum of Understanding (MOU) has been signed by the SL1 consortium and Hamilton City Council. This

ii. A possible motorway service centre at Hautapu; and iii. Local and neighbourhood centres within Deferred Zones and future growth areas. (f) Industrial Zoned land being maintained for industrial activities and new Industrial Zoned land being provided for within the urban limits at Hautapu (96ha gross), Bond Road (21ha gross) and Paterangi Road (8.5ha). (g) Developments within the Commercial Zone and Industrial Zone that increase the type and range of employment opportunities within the District and reduce the level of commuting traffic into Hamilton will be supported.	outlines an agreed timeline and process to enact a boundary agreement and bring in the SL1 area into Hamilton City. The development of the site is supported by a strategic agreement to expand the urban periphery of Hamilton City Council to include the site for urban development as part of the strategic land agreement for the SL1 growth cell. The proposed residential development of the site is consistent with the region's future development strategy and supports the strategic growth priorities for Hamilton City and Waipa District Council. The development of the site and wider SL1 growth cell support a clear delineation between the urban Hamilton City fringe and the rural land to the south within Waipa District Council. The development will provide a range of housing typologies adjacent to an existing urban area, enable transport upgrades and contributions to key public transport options and aligns with the development of the Hamilton Southern Links Road of National Significance. The site is part of the wider sub-region priority development area for the 'North Waipa – South Hamilton area identified in the <i>Future Proof Strategy</i>.
Policy Large Lot Residential	
1.3.2.3 To maintain the natural and physical resources of the rural area and rural character by focusing: (a) Large lot residential developments into Large Lot Residential Zones; and (b) New retail activities and commercial services being located within the village commercial centres in Pirongia and Ōhaupo as a means for providing for the needs of those communities.	N/A – The site is in the rural zone.
Policy Hamilton Airport Strategic Node	

1.3.2.4 To enable a defined mixed use, industrial and business area that: (a) Supports the Hamilton International Airport's role as a transport hub; and (b) Is consistent with the Hamilton Airport Industrial Node in the Waikato Regional Policy Statement, and is not of a large enough size or diverse enough function to compromise the primary commercial centres of Cambridge and Te Awamutu and the Hamilton central business district in the context of the sub-region; and (c) Fulfils its role as an industrial node and employment area for the sub-region.	N/A – The site is not within the Hamilton Airport Strategic Node.
Policy Subdivision and development within the Rural Zone	
1.3.2.5 To ensure that the natural resources of the Rural Zone, including high class soils, continue to be used for rural activities by: (a) Avoiding residential developments and dwellings that are at a density greater than that anticipated by the Rural Zone; and (b) Avoiding commercial activities and industrial activities, except for rural based industries and nature tourism; and (c) Ensuring that development and subdivision activities within the Rural Zone do not reduce the area of land available for farming activities in the District; and (d) Rural based industries not being of a size or location where they undermine the role of a strategic industrial node identified in the Proposed Waikato Regional Policy Statement, or have an adverse effect on the strategic road network or other infrastructure. Rural based industries shall have a functional and compelling needs to locate in the Rural Zone; and (e) Managing actual or potential adverse effects on the health and well-being of water bodies; and	The proposal is not directly consistent with the operative Rural Zone direction in Policy 1.3.2.5 because it will establish urban residential development at a density substantially greater than anticipated by the Rural Zone and permanently remove part of the Site from primary production. That tension is acknowledged. The particular context of the Residential South, however, materially distinguishes it from ad hoc residential development elsewhere in the Rural Zone. The Site directly adjoins Hamilton's existing urban area, forms part of the strategically identified SL1 Growth Cell and is separated from the wider rural environment by existing urban development and the Hamilton Southern Links corridor. The development is comprehensively masterplanned and will deliver 938 dwellings together with coordinated roads, three waters infrastructure, open space, a neighbourhood commercial node and ecological restoration. The Site's productive characteristics and constraints are addressed in the Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) and AgFirst Productivity Report (refer to Residential South - Appendix 26), including wetness and peat limitations,

(f) Avoiding sensitive subdivision, use and development that could result in reverse sensitivity effects on rural activities or existing lawfully established rural based industries. (g) Managing the effects of development on on-going access to mineral resources.	existing fragmentation and the effect of Southern Links on the existing farming operation. Potential reverse sensitivity effects on adjoining rural activities are managed through the layout, setbacks, landscape/interface planting and design controls, while freshwater effects are addressed through the integrated stormwater, riparian and ecological response. Accordingly, although the proposal departs from the operative Rural Zone land-use outcome, it consolidates urban growth in a strategically identified location and avoids creating a dispersed rural-residential pattern.
Policy Agritourism	
1.3.2.6 To enable agritourism where the activity supports a hub of activities within the immediate environs of the Mystery Creek Events Zone and Lake Karāpiro Events Zone, and where the: (a) Scale and nature of the adverse effects from the activity, including servicing and connections with the transport network can be appropriately mitigated; and (b) Activity will not adversely affect the health and well-being of the Waikato River.	N/A – The proposed development does not involve agrotourism.
Policy Protection of regionally important sites	
1.3.2.7 To protect the ability of Hamilton International Airport, the Mystery Creek Events Centre, the Tokanui Dairy Research Centre and the existing dairy manufacturing sites located at Hautapu and Te Awamutu to continue to operate, grow and develop by limiting noise sensitive activities on surrounding sites.	N/A – The proposed development will not impact the operation of these land uses.
Policy Regionally significant and nationally significant infrastructure	

1.3.2.8

To ensure that new development does not adversely affect the ongoing operation maintenance, upgrading and development of existing and planned regionally significant infrastructure and nationally significant infrastructure.

The proposal is considered consistent with Policy 1.3.2.8. The Residential South site is located close to the designated Hamilton Southern Links corridor and has been planned so that the development does not compromise the ongoing operation, maintenance, upgrading or future delivery of that nationally significant transport infrastructure.

The internal road network and external upgrades have been assessed through the Integrated Transport Assessment (refer to **Residential South - Appendix 16**), with staged improvements to Saxbys Road and surrounding intersections, walking and cycling facilities and provision for future public transport. The development also provides a defined demand base that supports the sequencing of wider strategic infrastructure, including future southern wastewater and water supply infrastructure. Detailed design of interfaces with strategic networks will continue to be coordinated with the relevant road controlling authorities and network utility operators.

Overall, the proposal is compatible with and supports, rather than constrains, planned regionally and nationally significant infrastructure.

Objective - Planned and integrated development

Objective 1.3.3

To ensure that development and subdivision happens in a way and at a rate that is consistent with the anticipated settlement pattern, maximises the efficient use of zoned and serviced land, and is co-ordinated with cost-effective infrastructure provision.

The proposal is considered consistent with Objective 1.3.3. The Residential South proposal is a comprehensively masterplanned and staged urban neighbourhood within the wider SL1 Growth Cell, immediately adjoining Hamilton's established urban area. It will enable 938 residential lots across a range of housing typologies, together with a neighbourhood commercial node, public open space and supporting infrastructure.

Development is coordinated with a staged infrastructure strategy covering transport, stormwater, wastewater, potable water and utilities. Each of the five principal stages is intended to be provided with the infrastructure required to operate effectively,

	while remaining consistent with the ultimate network strategy. The proposal also incorporates staged external transport upgrades and provides for future public transport and active-mode connections. This approach converts strategically identified growth capacity into feasible and serviceable residential land while avoiding piecemeal development. It therefore supports the anticipated settlement pattern and coordinated, cost-effective infrastructure provision sought by Objective 1.3.3.
Policy Implement Waikato Regional Policy Statement: Te Tauāki Kaupapahere Te-Rohe O Waikato, Future Proof and Waipā District Growth Strategy	
1.3.3.1 To allow subdivision and development that will give effect to the settlement pattern and directions of the Waikato Regional Policy Statement and that is consistent with the settlement pattern and directions in the Future Proof Growth Strategy and the District Growth Strategy (or any subsequent replacement), and avoid unplanned developments which are inconsistent with these directions.	The proposal is considered consistent with Policy 1.3.3.1. The Residential South site forms part of the North Waipā-South Hamilton growth area identified through the Future Proof Strategy 2024-2054 and is contiguous with Hamilton's established urban boundary. The wider SL1 Growth Cell is also subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council. The proposal will deliver the first 938 residential lots within that growth cell through a comprehensively planned and staged development incorporating roads, three waters infrastructure, open space, active mode connections, ecological restoration and a neighbourhood commercial node. It therefore advances the more recent regional and sub-regional settlement pattern in a coordinated manner rather than establishing an unplanned or isolated settlement within rural Waipā.
Policy Out of sequence and out of zone plan changes	
1.3.3.2 To have regard to potential plan changes that are otherwise not enabled or not in sequence with the planned release of land where that plan change would:	N/A – A plan change is not proposed and the development enables the development of a priority site for development in Waikato's future development strategy the Waikato Future Proof Strategy (2024-2054).

(a) Contribute to a well-functioning urban environment; and (b) Provide the necessary infrastructure required for the proposed development; and (c) Be well connected to public transport and transport corridors; and (d) Provide significant development capacity.	
Policy Co-ordination of Subdivision and Development in Deferred Zones	
1.3.3.3 To avoid subdivision and development in Deferred Zones that is not generally in accordance with Appendix S1 unless: (a) The development can be adequately serviced at the cost of those parties undertaking the development and does not undermine committed infrastructure investments made by Council to support other growth areas; and (b) The development meets the relevant criteria for alternative land release in the Regional Policy statement. Advice Note: This Policy does not apply to developments under {Link,16813, Policy 1.3.3.4} below.	N/A – The site is not within a deferred zone.
Policy Sequencing and Staging: accommodation for the aging population	
1.3.3.4 A range of accommodation facilities and services for the long-term accommodation and care requirements of the existing and future elderly population may be considered in future growth areas where it can be shown that: (a) Sufficient zoned and serviced land is not available for the specific nature of the development; and (b) The development can be adequately serviced at the cost of those parties undertaking the development and does not undermine committed	N/A – The proposal is not for aged care.

infrastructure investments made by Council to support other growth areas; and (c) The development provides heritage, archaeological, recreational or ecological features (preferably within the site) which benefit the wider community and are protected in perpetuity for public use and/or access.	
Policy Efficient use of zoned and serviced land	
1.3.3.5 Maximise the efficient use of existing physical resources by requiring all new serviced residential greenfield development and subdivisions to have a range of lot sizes that achieve an overall target density of 12 to 15 dwellings per ha of gross developable area.	The proposal will make efficient use of the Site by delivering 938 residential lots over approximately 46 ha, equating to an overall gross density of about 20 dwellings per hectare. This exceeds the 12-15 dwellings per hectare target identified by the policy for serviced greenfield development and reflects the Site's role as part of Hamilton's future urban expansion. The density is supported by a mix of terrace, duplex and detached housing and is integrated with the neighbourhood park, commercial node, riparian corridor, stormwater reserves and connected street and active-mode network. The proposal therefore provides an efficient urban form while maintaining appropriate amenity, open-space and infrastructure outcomes.
Policy Avoid development and subdivision that compromises the development of Deferred Zones and future growth areas	
1.3.3.6 To ensure that development and subdivision within Deferred Zones and future growth areas does not compromise anticipated future uses.	The site is not within a deferred zone.
Policy Co-ordination between subdivision and development and infrastructure	
1.3.3.7 To manage the increased demand on infrastructure from development and subdivision by requiring all subdivision and development to be co-ordinated	The proposal is considered consistent with Policy 1.3.3.7. The Residential South proposal has been planned around a staged and integrated infrastructure strategy,

with the provision of infrastructure including utility services, and integrated with the transport network and the District's road hierarchy. If subdivision and development is likely to occur in areas currently supplied, or intended to be supplied by municipal services, but in advance of the provision of municipal services, then the provision of infrastructure by developers shall be to a design and standard that will enable integration with public service provision. The provision of infrastructure by developers must take into account the available or planned network capacity.	with transport, stormwater, wastewater, water supply, power and telecommunications delivered alongside the development they serve. The Infrastructure Report (refer to Residential South - Appendix 13) confirms that sufficient land has been provided for roads and three waters infrastructure and that the development can be adequately serviced. Stormwater is managed through on-lot retention or soakage, conveyance and six constructed wetlands; wastewater is directed through new pump stations and rising mains with storage and emergency capacity; and potable water is provided through the approved SL1 water-supply arrangements. The road network connects to Saxbys Road, MacMurdo Avenue and Forth Crescent and provides for staged external upgrades, walking and cycling and future public transport. The servicing approach is designed to integrate with existing and planned public networks and to respond to available network capacity as development proceeds.
Policy Co-ordinated infrastructure at the Hautapu and Te Awamutu Dairy Manufacturing Sites	
1.3.3.8 To ensure the increased demand on infrastructure near the Hautapu and Te Awamutu Dairy Manufacturing Sites is managed in an integrated manner by allowing the provision of private on-site infrastructure where it cannot practicably be provided through municipal supply because of timing, design, operational constraints or because other more sustainable methods are available (i.e. land disposal).	N/A – The site is not located within the Hautapu and Te Awamutu Dairy Manufacturing Sites.
Policy Uneconomic expansion of existing infrastructure	
1.3.3.9 Subdivision and development which results in the uneconomic expansion of existing infrastructure shall be avoided.	The proposal does not require an uneconomic or isolated extension of infrastructure. The Infrastructure Report (Residential South - Appendix 13) confirms that the Residential South proposal can be serviced through a staged combination of existing

	network capacity, project funded local infrastructure and planned strategic upgrades. Each development stage is tied to the infrastructure necessary to support it. The development will construct its own internal roads, stormwater wetlands and reticulation, wastewater pump stations and connections, water infrastructure and utility networks, together with the identified external transport upgrades. The same infrastructure strategy also preserves a pathway to future strategic solutions for the wider SL1 Growth Cell. This coordinated approach avoids piecemeal servicing and is considered consistent with Policy 1.3.3.9.
Objective - Tāngata whenua	
Objective 1.3.4 To uphold, and assist tāngata whenua to uphold, the partnership principles inherent within Te Tiriti o Waitangi, by assisting tāngata whenua to maintain and enhance their culture, traditions, economy and society, in order that their well-being (mauri) and health (hauora) is maintained.	The proposal is considered consistent with Objective 1.3.4. Tangata whenua engagement has been substantive and ongoing through the SL1 Tangata Whenua Working Group and is documented in the Engagement and Consultation Report at Residential South Planning Attachment 2 and Cultural Impact Assessment (Residential South - Appendix 24). Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura have been involved in the wider SL1 process and have provided letters of broad support. The engagement has informed substantive elements of the proposal rather than being limited to consultation. This includes the approach to riparian and wetland restoration, stormwater management, planting, ecological management, cultural narratives and opportunities for cultural monitoring and kaitiakitanga. Ongoing involvement is also provided for through the proposed consent and management-plan framework. These measures recognise and support the cultural relationships of tangata whenua with the whenua, wai and taiao and contribute to cultural wellbeing.
Policy Cultural and historic relationship	

1.3.4.1 To recognise and promote the cultural and historic relationships tāngata whenua have with the District.	The cultural and historic relationships of tangata whenua with the Site and wider landscape have been recognised through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (refer to Residential South - Appendix 24). The assessment identifies the Site as part of a wider ancestral landscape connected to Te Awa o Waikato, its tributaries, wetlands, whenua and customary resource use systems. Those relationships have informed the design response, including riparian restoration, stormwater and ecological management, planting, cultural narratives and opportunities for ongoing cultural monitoring and kaitiakitanga. The proposal is therefore considered consistent with Policy 1.3.4.1.
Policy Role of marae and papakāinga	
1.3.4.2 To recognise that marae and papakāinga are the focus of, and an essential part of the development of Māori culture, traditions, society and economy.	N/A – The proposal does not include papakāinga or marae.
Policy Functions of papakāinga	
1.3.4.3 To enable a diverse range of social and educational activities that meet the needs of people living within the papakāinga development, and to recognise the wider community function that marae and papakāinga serve.	N/A – The proposal does not include papakāinga or marae.
Policy Planning for marae and sustainable papakāinga	
1.3.4.4 To encourage and assist in the integrated and holistic planning for marae and papakāinga developments and to ensure that marae and papakāinga developments are sustainable, and that any development is co-ordinated with infrastructure provision.	N/A – The proposal does not include papakāinga or marae.

Objective - Environmental and heritage protection and recreation values

Objective 1.3.5

To ensure that development and subdivision activities maintain and where possible enhance the environmental, heritage and recreational values of the District.

The proposal is considered consistent with Objective 1.3.5, as it has been designed to maintain and, where practicable, enhance the environmental, heritage and recreational values of the District.

The ECIA (refer to **Residential South - Appendix 23**) identifies the Site as a predominantly modified pastoral environment but confirms the presence of important indigenous biodiversity values, including long-tailed bats, indigenous birds, potential indigenous lizards, freshwater fish and two natural inland wetlands. These values have informed the design and effects management response. Most ecological effects are expected to reduce to low or very low following implementation of the Bat, Bird, Lizard, Fish and Wetland Management Plans (refer to **Residential South - Appendix 23**). The proposal also provides for substantial ecological restoration and enhancement through riparian planting, stormwater wetland planting, enhancement of the Mangakōtukutuku Stream corridor and wider indigenous planting. The higher value Wetland B will be retained, while the unavoidable loss of the degraded Wetland A will be addressed through creation of replacement indigenous wetland habitat and long-term management. Residual effects on long-tailed bat habitat will be addressed through habitat enhancement and ecological compensation. Collectively, these measures are expected to increase indigenous vegetation, habitat diversity and ecological connectivity relative to the existing environment.

Heritage and cultural values have also been specifically considered. No listed heritage items or recorded archaeological sites are identified within the Site under the Waipā District Plan or the New Zealand Heritage List. Appropriate accidental discovery procedures will nevertheless apply during earthworks. Cultural values have been addressed through ongoing engagement with tangata whenua and the Cultural Impact Assessment (**Residential South – Appendix 24**), with feedback informing

	matters such as riparian restoration, stormwater management, planting and opportunities for cultural expression and kaitiakitanga. The proposal will also provide significant recreational and amenity benefits. The masterplan incorporates a neighbourhood park, connected open space and blue-green corridors, walking and cycling routes and connections to Resthills Park and the surrounding street network. These facilities will improve public access and connectivity through the Site and provide opportunities for passive recreation alongside the Mangakōtukutuku Stream and stormwater network. The subdivision has been designed as a coherent and walkable neighbourhood with integrated open space and high levels of pedestrian connectivity. Overall, while the proposal will result in a substantial change from rural land to an urban residential environment, it incorporates a comprehensive framework for ecological restoration, cultural recognition, heritage protection and recreational enhancement. It will therefore maintain and, in several respects, enhance the environmental, heritage and recreational values relevant to Objective 1.3.5.
Policy Management of adverse effects	
1.3.5.1 To ensure that development and subdivision is undertaken in a manner that: (a) Does not result in a net loss of indigenous biodiversity; and (b) Protects areas of outstanding landscape; and (c) Maintains cultural landscapes and other identified landscape areas and features of high amenity; and (d) Protects listed heritage items; and (e) Retains and where possible enhances recreation values.	The proposal appropriately manages the environmental, landscape, cultural, heritage and recreational matters addressed by Policy 1.3.5.1. The Site is not within an Outstanding Natural Landscape or identified high amenity landscape, and the Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) recognises that the proposal will form part of a planned transition from rural land to an urban environment at Hamilton's edge. Indigenous biodiversity effects are managed through species specific Bat, Bird, Lizard, Fish and Wetland Management Plans (refer to Residential South – Appendix 23). Most residual ecological effects are assessed as low or very low. The higher value Wetland B is retained, while the unavoidable loss of approximately 285 m² of degraded

	Wetland A is addressed through approximately 348 m² of new indigenous wetland habitat and long-term management. Long-tailed bat habitat effects are addressed through DOC compliant roost protocols, bat sensitive lighting, restoration planting and an ecological compensation package for the remaining residual effect. The wider blue-green network includes substantial riparian and habitat restoration and is expected to increase indigenous habitat and connectivity over time. No recorded archaeological sites or listed heritage items are identified within the Site (refer to Residential South – Appendix 25). Accidental discovery procedures will manage unexpected archaeological material, while cultural values have been addressed through ongoing tangata whenua engagement and the Cultural Impact Assessment (refer to Residential South – Appendix 24). Recreation and amenity values are enhanced through the neighbourhood park, stream reserve, open-space network and connected walking and cycling routes. Overall, the proposal provides an integrated effects-management and enhancement response consistent with Policy 1.3.5.1.
Policy Environmental, recreational and heritage protection	
1.3.5.2 To consider additional development and subdivision opportunities in circumstances where: (a) Significant natural areas, located within the indigenous forest corridors, are permanently protected; or (b) Significant heritage sites and places are permanently protected; or (c) Land provided for the Te Awa cycleway or an Incentivised Cycleway is permanently protected. Provided that the anticipated settlement pattern is not compromised, reverse sensitivity effects are avoided and that any other adverse effects on the environment are appropriately mitigated.	N/A – The site is not identified as an SNA and there are no heritage sites or places on the site in the Waipa District Plan. The site is not within the Te Awa cycleway or an Incentivised Cycleway.

Policy Nature tourism	
1.3.5.3 Nature tourism activities that are directly reliant on and either within, or immediately adjoining outstanding natural features and landscapes, high amenity landscapes, significant landscape features at a District level, and significant natural areas that are nationally significant will be encouraged where the scale and nature of the adverse effects from the activity, including on the landscape or feature itself and connections with the transport network can be appropriately mitigated.	N/A – The proposal does not include nature tourism activities.
Policy Promoting new recreation experiences	
1.3.5.4 To promote new recreation experiences in the District, in particular the Te Awa Cycleway and Incentivised Cycleways, and activities located on existing reserves, where adverse effects are appropriately managed.	The proposed development encourages and promotes active transport through a range of walking and cycling options connecting from the site into the surrounding existing residential road network. The development supports the reduction of greenhouse gas emissions through supporting higher density development and active modes of transport infrastructure close to key day-to-day services for residents to access without private vehicle use.
Policy Enhancing existing recreation and conservation values	
1.3.5.5 To enhance the recreation and ecological values of the District, by improving the function and access to existing reserves whilst ensuring areas of historic and ecological importance are protected and the development or subdivision results in net environmental gains. Advice Note: Refer also to the environmental benefit lot provisions in Section 15 - Infrastructure, Hazards, Development and Subdivision.	The proposal is considered consistent with Policy 1.3.5.5. The Residential South proposal will improve both recreational access and ecological function through an integrated blue-green network centred on the upper Mangakōtukutuku Stream, Resthills Park interface, riparian corridors and stormwater reserves. The masterplan provides new walking and cycling routes, a neighbourhood park and public open space connections that improve access through the Site and to the surrounding residential network. At the same time, riparian restoration, removal or

	replacement of existing barriers, indigenous planting, wetland creation and species specific management will enhance freshwater and terrestrial habitat. The higher value floodplain wetland is retained and the ecological management framework provides for long-term restoration and monitoring. Together, these measures provide enduring recreational and ecological gains within a presently modified pastoral landscape.
Policy Implement Environment Strategy	
1.3.5.6 To enable activities that are consistent with the outcomes and probable actions in the Environment Strategy subject to the appropriate management of site specific adverse effects.	The proposal is broadly consistent with the environmental enhancement outcomes sought by Policy 1.3.5.6. Two natural inland wetlands are present within the Residential South site. Wetland B, an approximately 50 m² floodplain wetland associated with the Mangakōtutuku Stream and assessed as high ecological value, is retained and protected from direct works. Wetland A is an approximately 285 m² degraded pasture wetland dominated by exotic species. Its unavoidable loss is addressed through the Wetland Management Plan, which provides for approximately 348 m² of new indigenous wetland habitat within the Mangakōtutuku Stream reserve, together with native planting, pest plant and animal control, monitoring and long-term management. The EclA (refer to Residential South – Appendix 23) concludes that this response is capable of achieving a low or net gain post-management outcome for wetland values. This wetland response sits within the wider riparian, stormwater and ecological restoration framework and contributes to enhancement of the Site's natural environment.
<i>Objective - Energy and resource efficiency, design, character and amenity</i>	
Objective 1.3.6	The proposal is considered consistent with Objective 1.3.6. The Urban Design Assessment (refer to Residential South - Appendix 10) concludes that Residential South will establish a coherent and integrated urban neighbourhood with a

To ensure that developments and subdivisions maintain and where possible enhance key elements of character and incorporate design and sustainability principles.	connected street network, integrated open space, high pedestrian connectivity, passive surveillance and a diverse range of housing types. The masterplan is structured around the Mangakōtukutuku Stream and blue-green network, a neighbourhood park and commercial node, with terrace, duplex and detached housing arranged to provide variety and appropriate transitions. The Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) acknowledges the substantial change from rural land to an urban neighbourhood but considers that change within the context of the wider SL1 Growth Cell, Hamilton's existing urban edge and planned strategic infrastructure. Sustainability principles are incorporated through compact urban form, walking and cycling connections, provision for future public transport, water-sensitive stormwater management and infrastructure designed for future climate conditions. Overall, the proposal provides a high-quality urban form appropriate to the Site's identified future growth role.
Policy Urban design, character and amenity	
1.3.6.1 Urban developments and subdivisions shall: (a) Maintain and where possible enhance key elements of character through building and infrastructure design, and the layout of sites; and (b) Actively incorporate sustainability principles within the design and layout of the development and subdivision as well as the infrastructure servicing the development.	The proposal is considered consistent with Objective 1.3.6, as it will deliver a high quality, comprehensively masterplanned urban neighbourhood that responds appropriately to the Site's context, provides a strong level of amenity and incorporates sustainability principles. The Urban Design Assessment (refer to Residential South - Appendix 10) concludes that the Residential South proposal will establish a coherent, legible and integrated neighbourhood through a connected street network, integrated open space, high levels of pedestrian connectivity and passive surveillance, and a diverse range of housing typologies. The masterplan is structured around the Mangakōtukutuku Stream and wider blue-green network, together with a centrally located neighbourhood park and commercial node, creating a clear focal point and

contributing to a strong sense of place. Terrace, duplex and detached housing are distributed throughout the development to provide housing choice and an appropriate variation in built form.

The design also responds to the Site's interfaces and surrounding character. Higher densities are generally concentrated internally, while lower density forms and landscape treatments are used toward more sensitive boundaries to provide an appropriate transition to adjoining rural land and established residential areas. The proposed riparian restoration, indigenous planting, new green spaces and connections to Resthills Park and the surrounding street network will provide visual, ecological and recreational amenity for both future residents and the wider community. CPTED principles and passive surveillance are also incorporated into the layout to support safety and wellbeing.

The Landscape Visual Impact Assessment (refer to **Residential South - Appendix 12**) acknowledges that the proposal will result in a substantial change from a rural landscape to an urban residential neighbourhood. However, that change occurs in the context of Hamilton's existing urban edge, the wider SL1 Growth Cell and planned strategic infrastructure. The resulting change in character is therefore an anticipated consequence of planned urban growth rather than an adverse outcome in itself, with the landscape and urban design response intended to integrate the new neighbourhood appropriately with its surroundings.

Sustainability principles are embedded within the development through a compact and efficient urban form, connected walking and cycling networks, provision for future public transport, water sensitive stormwater management and infrastructure designed to respond to future climate conditions. The blue-green network also integrates stormwater management, ecological restoration, open space and recreation rather than treating these as separate functions.

Overall, it is considered that the Residential South proposal will create a connected, attractive and resilient urban environment that provides housing choice, high quality

	public and open spaces, appropriate transitions at its boundaries and an integrated response to transport, stormwater, ecology and climate change. The proposal is therefore considered consistent with Objective 1.3.6.
Policy Rural character and amenity	
1.3.6.2 To maintain key elements of rural character and amenity by restricting the number and location of buildings, and to maintain the values associated with identified landscapes and significant natural areas.	The proposal will result in a permanent change in character from a rural edge to a planned urban residential environment, and therefore will not maintain rural character within the Site itself. That change is acknowledged. However, it occurs in a strategically identified growth location directly adjoining Hamilton's existing urban area and in the context of the future Southern Links corridor. The Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) recognises the Site as part of a transitioning urban rural edge and considers the proposal to have a coherent settlement pattern rationale. The remaining rural interfaces are managed through lower intensity development at appropriate edges, setbacks, landscape planting and the western walking/cycling and planting corridor. The comprehensive masterplan also avoids ribbon or scattered residential development extending into the wider rural environment. Accordingly, while rural character within the Site will be replaced, the proposal provides a defined and appropriately treated urban rural edge and helps contain urban development within an identified growth area.
Policy Energy and resource efficiency	
1.3.6.3 To ensure high levels of energy and resource efficiency by: (a) Requiring roading layouts to achieve high levels of connectivity; and (b) Requiring all residential developments to be orientated to achieve maximum solar access for new dwellings; and	The proposal supports the energy and resource efficiency outcomes sought by Policy 1.3.6.3. The road network provides a high level of connectivity and supports walking, cycling and future public transport, reducing reliance on private vehicles for shorter

(c) Where it is appropriate, requiring multi-modal transport options to be incorporated into developments and subdivisions; and (d) Encouraging infrastructure which takes account of the sustainability of the life cycle of the utility, for example, stormwater runoff, storage and treatment, the selection of construction materials, ongoing energy and maintenance costs, renewal opportunities for retention devices on individual sites, as well as the active incorporation of water conservation measures; and (e) Enabling the establishment of on-site renewable electricity generation systems, subject to the management of adverse effects.	trips. The compact residential form also places a substantial number of households close to existing schools, shops, open spaces and services in Glenview and Deanwell. Resource efficient infrastructure is incorporated through on-lot stormwater retention or soakage, rainwater harvesting, a gravity based stormwater network and constructed wetlands providing treatment and attenuation. The stormwater design also accounts for future climate change conditions. Together, these measures provide an efficient land-use and infrastructure response appropriate to a new urban neighbourhood.
Policy Implement visions and strategies in Town Concept Plans	
1.3.6.4 To enable the opportunities and outcomes in the Town Concept Plans subject to the provision of infrastructure and the adequate management of adverse effects.	N/A – the proposed site is not located within a town centre concept plan.
Section 4.3 - Rural Zone	
Objective - Rural resources	
Objective 4.3.1 To maintain or enhance the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources.	The proposal gives particular attention to the life-supporting capacity and health of soil, water and ecosystems notwithstanding the proposed transition from rural to urban use. The upper Mangakōtukutuku Stream and key riparian corridors are retained and enhanced through indigenous planting, removal or replacement of barriers and ecological restoration. Six constructed stormwater wetlands, on-lot retention or soakage and treatment controls will manage water quality and quantity before discharge to the receiving environment. The Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) confirms that much of the Site remains productive land, but also identifies material constraints associated with Organic/peat soils, wetness, drainage, modified areas and fragmentation. Those matters, together with the effect of the Southern

	Links designation on the existing farming operation, are addressed in detail in the AgFirst Productivity Report (refer to Residential South - Appendix 26) and NPS-HPL assessment. Overall, while the proposal changes the primary use of the land, it incorporates a comprehensive response to maintaining and enhancing freshwater and ecological values and appropriately addresses the Site's soil resource.
Policy Avoid adverse effects on Water Catchment Areas	
4.3.1.2 To avoid, remedy or mitigate the adverse effects of development, subdivision and activities on Water Catchment Areas as identified on the Planning Maps.	The proposal adopts a whole of catchment approach to managing effects on the Mangakōtutukutuku catchment and is considered consistent with Policy 4.3.1.2. The Residential South site lies within the Hahawaru sub-catchment and contains the upper Mangakōtutukutuku Stream together with artificial farm drains that connect to the wider receiving environment. The Stormwater Management Plan (refer to Residential South - Appendix 14) integrates stormwater quality, quantity, flood management and hydraulic connectivity across the development. On-lot retention or soakage, a piped network, defined overland-flow routes and six constructed wetlands provide treatment, extended detention and attenuation. Flood modelling considers the Site and downstream receiving system under future climate conditions, while the Hydrology/Groundwater Assessment (refer to Residential South - Appendix 20) addresses the relationship between shallow groundwater, local drains and the Stream. Together with riparian restoration, erosion and sediment controls and ecological management, these measures address effects at the Site, sub-catchment and downstream receiving-environment scale.
Policy	

Avoid adverse effects on aquatic and riparian ecosystems (including lakes)	
4.3.1.3 To avoid, remedy or mitigate adverse effects of development, subdivision and activities on the quality of the District's ground and surface water resource, and promote the enhancement of their ecological and cultural values by: (a) Maintaining or enhancing the life supporting capacity of water bodies; and (b) Maintaining or enhancing the ability to use aquatic ecosystems as mahinga kai (a food source); and (c) Where appropriate, maintaining or enhancing the availability of water bodies for recreation; and (d) Enhancing ecological corridors and riparian margins. Advice Note: See also the objectives, policies and rules of the Waikato Regional Plan.	The proposal is considered consistent with Policy 4.3.1.3. The upper Mangakōtukutuku Stream and key drainage corridors have been integrated into the masterplan as part of a connected blue-green network. Riparian restoration, indigenous planting, removal or replacement of existing barriers and stormwater treatment will improve habitat quality and ecological connectivity relative to the existing pastoral environment. The EclA (refer to Residential South - Appendix 23) identifies freshwater fish values and provides a Fish Management Plan for salvage and relocation where affected drains are reclaimed or modified, with fish passage maintained at crossings where required. The stormwater treatment train and construction erosion and sediment controls will protect downstream water quality. The stream reserve and connected open space network also improve public access and provide opportunities for cultural and recreational use. These measures maintain and enhance the life-supporting capacity, ecological corridor function and cultural values of the Site's freshwater environment.
Policy Protect the rural soil resource	
4.3.1.4 The versatility and life supporting capacity of the District's rural land and soil resource, particularly high class soils and peat soils, are protected from development, subdivision or activities that would prevent its future use for primary production, or its ability to maintain the District's ecological/biodiversity values.	The proposal will permanently convert rural land to urban use and therefore does not fully align with the policy's direction to protect rural soil resources for future primary production. That tension is acknowledged and is addressed in detail through the NPS-HPL and rural productivity assessments. The Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) provides a site-specific understanding of the resource. It identifies approximately 34.7 ha as LUC 2, 2.7 ha as LUC 3, 3.8 ha as LUC 4 and 4.6 ha as non-productive or modified land. Approximately 13.95 ha qualifies as High Class Soil under the Waipā

	District Plan definition. The assessment also identifies significant wetness and drainage constraints, Organic/peat soils, modified areas and fragmentation, while the AgFirst Productivity Report (refer to Residential South - Appendix 26) considers the practical and economic constraints on continued primary production, including the effect of the Southern Links designation on the existing dairy operation. Accordingly, the proposal involves an acknowledged loss of productive soil resource, but the scale and significance of that effect should be assessed in light of the Site's detailed soil characteristics, operational constraints and strategic urban-growth context rather than the regional-scale mapping alone.
Policy Solid and liquid waste management	
4.3.1.5 The storage and disposal of solid and liquid waste is undertaken in a manner that remedies or mitigates effects on the environment and adjacent properties that cannot be avoided. Advice Note: Rules relating to the location of disposal fields for domestic wastewater are found in Section 15 - Infrastructure, Natural Hazards, Development and Subdivision and in the Waikato Regional Plan. The Waikato Regional Plan also contains rules relating to discharges of solid and liquid waste to the environment.	N/A – No storage or disposal of solid or liquid waste is proposed.
Policy Earthworks	
4.3.1.6 To ensure that earthworks are carried out in a manner that avoids adverse effects on infrastructure, between properties and on water bodies.	The proposal is considered consistent with Policy 4.3.1.6. Earthworks will be undertaken in stages and in accordance with the Earthworks Management Plan (refer to Residential South - Appendix 32), the project erosion and sediment control framework and Waikato Regional Council good practice guidance. Controls will be established before earthworks commence and maintained until disturbed areas are stabilised, with measures including clean-water diversion,

	sediment retention and treatment, progressive stabilisation and monitoring. Works near the Mangakōtukutuku Stream, wetlands and drains are subject to additional ecological and water quality controls. Geotechnical design and the Geotechnical Effects Management Plan (refer to Residential South – Appendix 17 and 18) will also manage settlement, groundwater and stability risks associated with earthworks. These measures provide an appropriate framework to avoid or minimise effects on adjoining properties, infrastructure and water bodies during construction.
Objective - Rural activities: farming	
Objective 4.3.2 The capacity of rural areas and rural resources to support farming activities and lawfully established rural based activities is maintained.	The proposal will permanently convert the Residential South Site from rural production to urban residential use and therefore does not retain the farming capacity of the Site itself. There is consequently an acknowledged tension with Objective 4.3.2 and the associated Rural Zone policies. The AgFirst Report, refer to Residential South - Appendix 26, outlines in detail the capacity of the rural zoned site to support farming activities. This is outlined in detail above, under the NPS-HPL assessment. Under the transitional provisions of the NPS-HPL, the majority of the site is identified as LUC 2 land and are therefore treated as highly productive land. The proposal will consequently result in the loss of some land available for land-based primary production. In that respect, there is an inherent tension with the objective of the NPS-HPL. The capacity of rural areas and rural resources to support farming activities is commented within the AgFirst Report, refer Residential South - Appendix 26, where the following is noted: • The Site is constrained by its small effective area and impeded drainage of the dominant peat based soils which limits use to pastoral agriculture. Additionally, the loss of core dairy infrastructure through the Hamilton Southern Links

designation requires significant reinvestment to return the land to an operable farming unit. These physical and operational constraints are compounded by the Site's proximity to Hamilton City, which results in elevated land values and rates, and sensitivity effects on adjoining residential and rural residential development that precludes many activities required for intensive agriculture.

- Although the Site contains land mapped as HPL, detailed soil and LUC assessment, refer to **Residential South – Appendix 29**, demonstrates that its actual productive capacity is materially less than regional mapping suggests. Only 13.6 ha, or 29.6% of the Site, qualifies as High Class Soil under the Waipā Operative District Plan definition. The balance comprises organic Motumaoho soils, LUC 3 and LUC 4 land, modified soils, waterways, drains, infrastructure and other non-productive areas. The mapped HPL affected by the Site represents just 0.04% of the Waipā District HPL resource and therefore does not materially impact district-wide productive capacity.
- The proposal would not fragment a large, cohesive productive land resource. The Site is already divided across three titles, and is internally fragmented by drains, waterways, and non-productive areas. It will also be physically separated from other rural land by the Southern Links designation. Surrounding land is already influenced by Hamilton's urban fringe, rural residential activity and lifestyle ownership patterns. The land therefore does not function as part of a large, contiguous and versatile productive block of the type the NPS-HPL seeks to protect.
- While the NPS-HPL transitional provisions require reliance on the existing regional-scale NZLRI mapping, and therefore the site-specific LUC assessment (refer to **Residential South – Appendix 29**) cannot be used to redefine the extent of highly productive land for the purposes of this assessment, the detailed soil assessment nevertheless provides important contextual information regarding the actual characteristics of the site. In particular, the

	assessment confirms that not all of the site comprises LUC 2 land, with some smaller portions of the site identified as being urban. The assessment also identifies extensive wetness limitations, peat soils, erosion susceptibility and modified land across the site. While this does not alter the current application of the NPS-HPL, it does indicate that significant portions of the site are unlikely to ultimately be mapped as highly productive land once the regional council completes the mapping exercise required under the NPS-HPL. In that respect, a pragmatic approach is appropriate when assessing the extent to which the proposal aligns with the intent of the objective. Overall, any loss of rural productive capacity is negligible in the context of the wider development.
Policy Management of rural resources	
4.3.2.1 Manage rural resources so that farming activities can continue to establish and operate.	The proposal will remove the Site itself from rural production and therefore does not directly achieve the policy outcome of retaining all rural resources for farming. However, it is a comprehensively planned urban extension within the identified SL1 Growth Cell rather than dispersed rural subdivision. The detailed soil and AgFirst assessments (refer to Residential South – Appendix 26 and 29) identify material constraints on the ongoing productive use of the Site, while the masterplan incorporates setbacks and landscape/interface treatments so that adjoining rural activities can continue to operate. In this context, the proposal limits effects on the productive functioning of the wider Rural Zone.
Policy Rural environment	
4.3.2.2 Recognise and protect the continued operation of the Rural Zone as a pastoral working environment.	The proposal will replace the pastoral character and function of the Site with an urban residential neighbourhood and therefore does not maintain the Site itself as a pastoral working environment. The change is, however, concentrated within the

	strategically identified SL1 Growth Cell immediately adjoining Hamilton. The comprehensive masterplan and defined rural interfaces avoid a dispersed pattern of non-rural development and enable the remaining rural environment to the south and west to continue functioning as a working rural landscape.
Policy Farming activities to avoid adverse effects	
4.3.2.3 Manage farming activities so that they do not result in adverse effects on the environment or adjacent sites by ensuring: (a) Buildings are located appropriately; and (b) Adverse effects, are avoided, remedied or mitigated.	N/A – The proposal does not enable farming activities.
Policy Farm buildings and activities to internalise adverse effects	
4.3.2.4 Farm buildings and activities shall be located and scaled to minimise adverse effects on rural character and amenity.	N/A – The proposal does not enable farming activities.
Policy Equine industry	
4.3.2.5 To enable the activities of the equine industry to be undertaken within the rural areas of the District.	N/A – The proposal does not enable equine activities.
Policy Storage and processing of horticultural and agricultural produce grown on the holding	
4.3.2.6 To enable the storage and initial processing of horticultural or agricultural produce grown on the same holding as part of a farming activity.	N/A – No storage or processing of horticultural or agricultural produce is proposed.

Policy Goat and deer fencing	
4.3.2.7 To ensure that good practice fencing standards for deer and goat populations are undertaken in proximity to significant natural areas.	N/A – No goat or deer fencing is proposed.
Objective - Rural character	
Objective 4.3.7 Rural character and amenity is maintained.	The introduction of a new urban development will change the site's current rural character. The development's design places lower density housing at the outer edge adjacent to the existing suburbs of Deanwell and Glenview. Densities increase towards the centre of the site to enable a graduated increase in density when viewed from these established residential suburbs and the surrounding street network to the north and east of the site. The proposed transitional staging to higher densities supports appropriate development patterns for urban change whilst mitigating any adverse effects on the amenity and character of the rural environment to the south and west of the site. The proposal acknowledges that character change is an inherent and necessary outcome of urban growth and intensification. It avoids treating change in visual or built form character as an adverse effect in itself. Instead, the focus is on high-quality urban design and staging to ensure the transition supports community wellbeing and urban functionality. Based on the design and landscaping strategy, it is considered that the proposed development will not adversely affect or detract from rural amenity. The proposal will not create reverse sensitivity effects between other rural activities in the surrounding environment. The residential lots will be sufficiently separated from adjacent rural sites through the proposed planting buffer strip and walking and cycling route along the western boundary of the site which enables a setback buffer between housing and primary production activities on adjacent sites to the west of the site.

	The development provides a comprehensive, masterplanned urban form that avoids ad hoc subdivision, minimises reverse sensitivity issues, and consolidates growth in a strategic location. Given the development is occurring in a rural area already fragmented by the Southern Links Road designation and its strategic location in relation to Hamilton city and the current urban boundary, the use of this land for housing will ensure other rural land which is more suited to supporting primary production can be protected in the long term and that the wider rural character south of the Hamilton city urban boundary is maintained.
Policies Rural character	
4.3.7.1 Land use activities should be at a density, scale, intensity and location to maintain rural character	See above.
4.3.7.2 Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.	See above.
4.3.7.3 Ribbon development or residential cluster development shall be avoided.	The proposal does not create ribbon or rural residential cluster development. It establishes a contiguous, comprehensively masterplanned urban neighbourhood immediately adjoining Hamilton's existing urban area and within the strategically identified SL1 Growth Cell. Roads, open space, three-waters infrastructure and residential development are planned as an integrated precinct rather than through incremental roadside subdivision. Concentrating growth in this location also reduces pressure for dispersed residential development further into the rural environment. The proposal is therefore consistent with the underlying intent of Policy 4.3.7.3.
Policy	

Character of Rangiāowhia Ridge	
4.3.7.4 To maintain the open nature of the Rangiāowhia Ridge by managing the bulk and location of development.	N/A- The site is not located in the Rangiāowhia Ridge.
Policy Rural character of entrance roads	
4.3.7.5 To preserve the rural character of entrance roads to towns and villages and maintain a distinct delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses.	The proposed site is not located next to an entrance road to a town or village, however the development does support the delineation between the urban and rural areas of the Waipa District and Hamilton City's urban fringe. The development of the site is supported by a strategic agreement to expand the urban periphery of Hamilton City Council to include the site for urban development as part of the strategic land agreement for the SL1 growth cell. The proposed residential development of the site is consistent with the region's future development strategy and supports the strategic growth priorities for Hamilton City and Waipa District Council. The development of the site and wider SL1 growth cell support a clear delineation between the urban Hamilton City fringe and the rural land to the south within Waipa District Council.
Policies Rural dwellings	
4.3.7.6 To maintain the rural character and to meet the anticipated future settlement pattern in the Rural Zone by limiting the number of dwellings in the Rural Zone.	The proposed development exceeds the permitted performance standards for the rural zone. These standards allow one principal dwelling per certificate of title, one secondary dwelling of 70m², and a maximum building coverage of 3% for sites of one hectare or more. The proposed development will enable a mix of medium residential densities with lot sizes ranging from 150 to 300sq.m. Although the proposal enables residential development on rural zoned land at a greater density than is anticipated in the zone, it is considered the development enables a comprehensive, masterplanned urban form that avoids ad hoc residential

	subdivision in the wider rural area, minimises reverse sensitivity issues, and consolidates growth in a strategic location identified for urban growth.
4.3.7.7 Any farm workers dwelling shall be directly associated with the scale and intensity of the farming activities on-site, and should not exceed one dwelling per 40ha of holding. Advice Note: Please also refer to Policy 15.3.4.3 – Avoiding subdivision of secondary dwellings.	N/A – No farm workers dwellings are proposed.
Policy Marae and papakāinga development	
4.3.7.8 To enable sustainable marae and papakāinga development as a recognised part of rural character, subject to providing for adequate servicing and managing potential adverse effects.	N/A- No marae or papakāinga are proposed.
Policy Community centres	
4.3.7.9 To enable the use and development of community centres (i.e. halls) as a recognised part of rural character where activities provide for the health and well-being of the community and service or support an identified local need	N/A – No community centres are proposed.
Policy Temporary events	
4.3.7.10 Temporary events associated with rural character are enabled subject to control of potential and actual adverse effects.	N/A – No temporary events are proposed.
Policy Fortified sites	

4.3.7.11 To ensure that rural amenity is not adversely affected by the presence of fortified sites.	N/A – The site is not a fortified site, it does not include a platform or structure that would inhibit access by the police or any authorised officer.
Policy Rangiāowhia Ridge: building setback area	
4.3.7.12 Buildings within the Rangiāowhia Ridge building setback area shall complement and maintain the low and open scale of existing development, particularly in relation to St Paul’s Church and other heritage buildings.	N/A – The site is not within the Rangiāowhia Ridge building setback area.
Policy Relocated buildings	
4.3.7.13 Relocated buildings shall not detract from the amenity of the area they are located within by ensuring that exterior maintenance and painting is undertaken.	N/A – The proposal does not involve the relocation of any buildings on site.
Policy Residential Based Visitor Accommodation	
4.3.7.14 Residential Based Visitor Accommodation is enabled where the scale of the activity is such that it: (a) Maintains rural character, including in the scale and design of buildings and their location on the site; and (b) Provides for on-site parking and vehicle manoeuvring areas; and (c) Mitigates adverse effects related to traffic generation, access and noise to the extent that they do not result in adverse effects on rural character and amenity or on the surrounding transport network; and (d) Internalises adverse effects and should not cause adverse effects that would result in farming activities being prevented or constrained from operating.	N/A – Residential visitor accommodation is not proposed.

<i>Objective - Rural amenity: setbacks</i>	
Objective 4.3.8 To maintain rural character and amenity and avoid reverse sensitivity effects.	The proposal acknowledges the potential for reverse sensitivity effects at the remaining rural interfaces and incorporates specific measures to manage them. Residential lots are separated from adjoining rural land to the west through setbacks, landscape planting and the walking/cycling corridor, while the Design Guidelines (refer to Residential South – Appendix 9) provide additional interface controls. The layout and landscape response reduce exposure to normal rural effects such as noise, odour and visual activity and provide a clearly defined urban-rural edge. The AgFirst assessment (refer to Residential South – Appendix 26) also considers adjoining farming activities and concludes that those activities can continue following development. The proposal therefore provides an appropriate interface between the new residential neighbourhood and remaining rural land, consistent with Objective 4.3.8.
Policy Transport network boundaries	
4.3.8.1 Buildings and activities are set back from road boundaries and railway tracks to maintain safety, rural character and amenity, and to avoid reverse sensitivity effects.	The proposed masterplan building footprints are set back from site boundaries to ensure safety and as noted above the design incorporates a planting strip and walking and cycling route along the western boundary of the site which enables a setback buffer between housing and primary production activities on adjacent sites to the west. The proposal incorporates a design guide that sets out a range of interface treatments to reduce sensitivity to noise, odour, or visual effects from adjacent productive land uses.
Policy Internal boundaries	

4.3.8.2 Buildings and activities are set back from rear boundaries and side boundaries to maintain rural character and amenity and avoid reverse sensitivity effects.	As noted above.
Policy Buildings, enclosures and pens for the keeping of animals	
4.3.8.3 Enclosures for the housing, keeping, and/or feeding of animals are set back from boundaries to avoid adverse effects on adjoining sites.	N/A – No farming activities are proposed.
Objective - Rural amenity: noise and vibration	
Objective 4.3.10 To maintain rural amenity while enabling the operation of noise and vibration generating farming activities within the Rural Zone.	N/A – No farming activities are proposed.
Policy Noise: rural farming activities	
4.3.10.1 Enable the generation of noise and vibration arising from legitimate farming activities, while mitigating adverse effects as far as practicable.	N/A – No farming activities are proposed.
Policy Noise: rural activities	
4.3.10.2 To ensure that the adverse effects of noise generated by rural activities are avoided, remedied or mitigated.	N/A – No farming activities are proposed.
Policy Noise: frost fans	
4.3.10.3 Frost fans shall be located and operated to minimise adverse effects on adjacent properties.	N/A – No frost fans are proposed.

Policy Noise: reverse sensitivity: strategic roads and railways	
4.3.10.4 Dwellings and associated residential development located adjacent to strategic roads and/or railways shall provide sufficient acoustic treatment to protect the level of amenity anticipated in the Rural Zone.	The site is not adjacent to a strategic road or railway.
Objective - Non-farming activities	
Objective 4.3.12 Only non-farming activities that have a functional and compelling requirement to locate in the Rural Zone should be enabled to locate in the Rural Zone.	Objective 4.3.12 is directed to non-farming activities within the Rural Zone and the proposal is not a rural activity. It therefore creates an acknowledged tension with the operative objective. The Residential South site does not have a functional need to be rural in the ordinary sense; rather, its locational rationale arises from the Site's strategic identification for future urban growth immediately adjoining Hamilton. The wider SL1 Growth Cell is identified through the Future Proof Strategy 2024-2054 and is subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council. Residential South will deliver 938 dwellings through a comprehensively serviced and masterplanned urban extension, rather than an isolated non-farming activity within the wider rural environment. The proposal responds to identified housing demand and is integrated with existing and planned transport, three-waters, open-space and community infrastructure. Accordingly, while the proposal does not align with the literal Rural Zone outcome sought by Objective 4.3.12, that tension should be considered in light of the subsequent strategic planning direction for the Site and the fact that the proposal represents planned urbanisation rather than ad hoc non-farming development.
Policies Non-farming activities	
4.3.12.1 To limit non-farming activities in rural areas except for activities that:	The proposal is not directly consistent with Policy 4.3.12.1 because it will establish substantial non-farming activities, permanently remove land from primary

- (a) Have a functional and compelling reason to establish in a rural area; and
- (b) Do not result in any further loss of land from primary production purposes; and
- (c) Maintain rural character.

Activities that do not meet these criteria should be accommodated in urban areas.

production and replace the existing rural character within the Site with an urban residential environment. Those outcomes are acknowledged and represent a clear tension with the direction of the policy.

The proposal is, however, materially different from the dispersed or ad hoc establishment of non-farming activities within the Rural Zone that the policy seeks to limit. The Site directly adjoins Hamilton's existing urban area and forms part of the strategically identified SL1 Growth Cell, which is intended to accommodate the future expansion of Hamilton and is subject to strategic boundary arrangements between Hamilton City Council and Waipā District Council. The Residential South proposal therefore represents a planned extension of the existing urban environment within an identified strategic growth location, rather than an isolated incursion of non-rural development into the wider rural environment.

The development is also comprehensively masterplanned and will provide approximately 938 dwellings, a neighbourhood commercial node, public open space, a connected transport network and coordinated three-waters infrastructure. This enables urban development to occur in a compact and integrated manner and responds to identified housing demand while establishing a clear urban form and logical interface with the rural land that will remain to the south and west of the Site.

The effects on productive land have been specifically assessed through the Soil and Land Use Capability Assessment and AgFirst Productivity Report (**Residential South – Appendices 26 and 29**). While development will permanently remove land from primary production, those assessments identify a range of factors affecting its productive potential, including soil and drainage limitations, modification and fragmentation, together with the Site's location immediately adjoining the existing urban environment and planned strategic infrastructure. The proposal also concentrates urban development within a defined strategic growth area rather than facilitating dispersed development or further fragmentation of productive rural land elsewhere. Rural interface planting, setbacks, the arrangement of land uses and

	associated design controls will further assist in managing reverse sensitivity and amenity effects on adjoining farming activities. Accordingly, the conflict with Policy 4.3.12.1 is not disregarded and should be afforded appropriate weight in the overall assessment. However, it should not be considered in isolation or treated as determinative of the appropriateness of the proposal. The particular effects the policy seeks to manage are materially moderated by the strategic and comprehensively planned nature of the development, the Site's established role in accommodating Hamilton's future urban growth, the coordinated provision of infrastructure, and the management of effects at the remaining rural interface. When weighed alongside the broader planning framework supporting planned and coordinated urban growth, the significant contribution of approximately 938 dwellings to housing supply, and the wider social, economic, infrastructure and environmental benefits of the proposal, the conflict with Policy 4.3.12.1 is not considered sufficient to make the development inappropriate. Overall, the urbanisation of the Site is considered an appropriate resource management outcome notwithstanding its inconsistency with the specific direction of this policy.
4.3.12.2 The introduction of non-farming activities in rural areas shall not prevent or constrain intensive farming activities from operating.	The proposal has been designed so that residential development does not prevent or constrain intensive farming activities on adjoining rural land. The western interface incorporates setbacks, landscape planting and a walking/cycling corridor, supported by Design Guideline controls (refer to Residential South – Appendix 10), to provide separation between new dwellings and normal rural activities. The AgFirst Productivity Report (refer to Residential South – Appendix 26) also considers the relationship with surrounding farming and supports the conclusion that adjoining farming operations can continue following development. The proposal is therefore considered consistent with Policy 4.3.12.2 in relation to off-site rural activities.
Policy	

Reverse sensitivity	
4.3.12.3 Non-farming activities in rural areas shall internalise adverse effects and should not cause adverse effects that would result in farming activities being prevented or constrained from operating.	The proposal incorporates a deliberate urban-rural interface to minimise reverse sensitivity effects on adjoining farming activities. Setbacks, landscape planting and the western walking/cycling corridor provide physical separation, while the Design Guidelines (refer to Residential South – Appendix 10) establish additional controls for development at sensitive edges. The layout also concentrates the urban development within the SL1 Growth Cell rather than extending residential lots further into the rural environment. These measures provide an appropriate basis for adjoining farming activities to continue and are consistent with Policy 4.3.12.3.
Volume 1: Part E – District Wide Provisions	
Section 15.3 - Infrastructure, Hazards, Development and Subdivision	
<i>Objective - Integrated development: site design and layout</i>	
Objective 15.3.1 To achieve integrated development within the District, that contributes to creating sustainable communities and enhances key elements of character and amenity.	The proposal is considered consistent with Objective 15.3.1. A comprehensive site and surrounding area analysis has informed the Residential South masterplan, including geotechnical conditions and natural hazards, freshwater and stormwater, ecology, contaminated land, transport, landscape and visual effects, urban design, productive land and cultural values. The resulting masterplan establishes a connected street hierarchy, 938 residential lots across a range of housing typologies, a neighbourhood commercial node, neighbourhood park and an integrated blue-green network centred on the Mangakōtukutuku Stream. It connects with Deanwell and Glenview through Saxbys Road, MacMurdo Avenue, Forth Crescent and active-mode links, while providing a defined and landscaped interface with remaining rural land. Together with the Design Guidelines (refer to Residential South – Appendix 10) and staged infrastructure strategy, this provides a coherent and sustainable urban

	neighbourhood that responds to both Site constraints and opportunities and the character of the surrounding environment.
Policy Understanding the constraints and opportunities of a site by undertaking a site and surrounding area analysis	
15.3.1.1 Development and subdivision should integrate with and acknowledge the constraints and opportunities of the site and surrounding area.	The proposed masterplan enables a site layout that is integrated with the site features and the surrounding area. The site design and residential footprints are designed around a central green spine and series of green areas adjacent to the Mangakotukutuku Stream enabling public access to the stream throughout the site supporting improved amenity for residents and the wider public. Riparian planting and improved stream connectivity will enhance the stream as a key ecological corridor through the site and its role in the wider catchment. To ensure a gradual transition from the lower density residential suburbs of Deanwell and Glenview to higher housing densities on the site, the masterplan enables a layout that transitions height and density. Lower density housing types are proposed at the boundaries of the site, increasing to higher densities internally. This design mitigates adverse height and dominance visual effects and effects when viewing the site from the wider surrounding lower density residential environment and ensures that any adverse visual effects of higher densities are internalised within the site. The proposed wetlands, green links, and amenity contributions support a well-functioning urban environment that will enable greater housing choice whilst delivering public amenity benefits for the wider community. The street network supports a walkable, legible, and connected neighbourhood that connects into the existing residential street network to the north and east of the site. Walkways from the site connect into Resthills Park to enable pedestrian connections from the park into the site. Landscaping and amenity treatments are proposed along these connecting streets into Resthills park to enhance the pedestrian environment

	along this boundary and support a seamless transition from the park connecting into the development contributing to an improved public realm interface. The proposed planting buffer strip and walking and cycling route along the western boundary of the site will establish a setback between new housing and adjacent primary production activities. Farming operations on neighbouring properties will continue post-development. This setback provides an appropriate amenity treatment that both supports the continued operation of farming activities and enhances residential amenity. Additionally, the walking and cycling route will create a connection from Resthills Park, through the site, to Saxbys Road, improving overall connectivity within the wider residential area.
Policy Sustainable design and layout development principles	
15.3.1.2 Development and subdivision within the urban limits and the Large Lot Residential Zones, should occur in accordance with the principles of sustainable design, and enable energy efficiency.	Policy 15.3.1.2 is expressed in relation to development within urban limits and Large Lot Residential Zones, so it is not directly applicable to the Rural zoned Site. Nevertheless, the proposal adopts the sustainable design principles underlying the policy. The compact urban form, connected walking and cycling network, provision for future public transport, water-sensitive stormwater design, on-lot retention or reuse and ecological restoration all support efficient use of land, water and infrastructure. Flood and stormwater design also accounts for future climate change conditions. The proposal is therefore consistent with the intent of the policy.
Policy Low impact design	

15.3.1.3 The design and layout of development and subdivision should recognise the landform and processes of the natural environment of the site and surrounding land, and avoid or minimise alterations to the landform and ecosystems.	The proposal is considered consistent with Policy 15.3.1.3. The masterplan responds to the Site's natural drainage pattern and freshwater features by retaining and enhancing the upper Mangakōtukutuku Stream and establishing a connected riparian and blue-green network. Six constructed stormwater wetlands, swales, on-lot retention or soakage and defined overland-flow routes are integrated with the road and open-space layout rather than treated as residual infrastructure. The proposal necessarily involves substantial earthworks to create stable and flood-resilient residential platforms, but these works are staged and subject to geotechnical, groundwater, erosion and sediment controls. The ecological response includes indigenous riparian planting, wetland creation, habitat enhancement and species-specific management. This approach minimises effects on natural processes while integrating stormwater, ecology, landscape and recreation into the urban form.
Policy All zones: ensuring boundary adjustments and boundary relocations do not compromise amenity	
15.3.1.4 Boundary adjustments and boundary relocations shall not create or increase any non compliance with rules for new lots in the zone within which the subdivision is taking place.	N/A – No boundary adjustments or relocations are proposed.
<i>Objective - Integrated development: natural hazards and site suitability</i>	
Objective 15.3.2 To ensure that sites proposed as part of a development or subdivision will be capable of accommodating activities anticipated within the applicable zone.	The proposal is not an activity anticipated by the operative Rural Zone, as it provides for urban residential development at substantially greater density. However, the physical suitability of the Site for the proposed use has been comprehensively assessed through the Infrastructure Report (Residential South - Appendix 13), Geotechnical Investigation Report (Residential South - Appendix 17), Geotechnical Effects Management Plan (Residential South - Appendix 18), Hydrology/Groundwater Assessment (Residential South - Appendix 20) and associated flood modelling.

	Those assessments address flooding, groundwater, liquefaction, settlement, slope stability and the geotechnical implications of the Site's soils and conclude that the identified hazards can be appropriately managed through engineering design, development levels, stormwater attenuation, foundation design, setbacks, staged earthworks and monitoring. The Site can therefore physically accommodate the proposed residential development, notwithstanding the acknowledged mismatch with the activities anticipated by the current Rural zoning.
Policy Land to be suitable for use	
15.3.2.1 Land to be developed or subdivided must be physically suitable to accommodate the permitted land use activities for that zone in accordance with the rules of this Plan.	The proposal is considered generally consistent with Policy 15.3.2.1. While the Site is currently zoned Rural and the proposal seeks to enable an urban residential form that is not anticipated by the existing zoning, the physical suitability of the land to accommodate the proposed development has been comprehensively assessed through the specialist investigations supporting the application. The Geotechnical Investigation Report and Geotechnical Effects Management Plan (Residential South - Appendices 17 and 18) assess the Site's ground conditions and identify matters including liquefaction, settlement and compressible soils, slope stability and shallow groundwater. While these conditions impose engineering constraints in parts of the Site, they do not preclude residential development. The proposed earthworks, ground improvement and foundation design requirements, together with groundwater and settlement monitoring and associated management measures, provide a framework to ensure that individual development areas can be appropriately prepared and safely developed. Flooding and stormwater constraints have similarly informed the subdivision design. The proposed landform, building platform levels, six constructed stormwater wetlands, defined overland flow paths and integrated stormwater network have been designed having regard to existing flood conditions and future climate change

	conditions. Stormwater modelling demonstrates that the development can manage runoff within the Site without materially increasing downstream flood effects. The Mangakōtukutuku Stream corridor and associated blue-green network have also been incorporated into the masterplan rather than being treated as developable residential land. The Infrastructure Report (Residential South - Appendix 13) further confirms that the Site can be appropriately serviced with transport, water supply, wastewater and stormwater infrastructure. Development is proposed to occur progressively across five stages, allowing the necessary infrastructure and ground preparation works to be delivered in conjunction with each stage. Accordingly, although the proposed residential development is not a permitted land use under the Site's existing Rural Zone and therefore does not align literally with the policy's reference to permitted activities for the zone, the substantive issue underlying Policy 15.3.2.1 - whether land being subdivided is physically capable of accommodating the development it will enable - has been comprehensively addressed. The specialist assessments demonstrate that the identified physical constraints can be appropriately avoided, accommodated or managed through the subdivision design, engineering works and proposed conditions. The Site is therefore considered physically suitable for the residential development and subdivision proposed, notwithstanding the existing Rural zoning.
Policy Consideration of natural hazards	
15.3.2.2 Development and subdivision design should avoid natural hazards, or provide for the mitigation of the hazard within the development or subdivision design.	The proposal is considered consistent with Policy 15.3.2.2. Flood and land hazards have been assessed through site-specific modelling and geotechnical investigations. Existing condition modelling identifies areas of shallow flooding and overland flow across the Site, while the proposed stormwater system incorporates on-lot retention

	or soakage, a piped network, six constructed wetlands, defined overland flow routes and development levels that provide an integrated flood management response. Post-development modelling demonstrates that peak flows are reduced at assessed locations for the 2 year, 10 year and 100 year climate change events and that exceedance flows can be safely conveyed through the designed network. Geotechnical risks including liquefaction, settlement, groundwater effects and local stability are managed through engineered earthworks, appropriate foundations, setbacks and the Geotechnical Effects Management Plan (Residential South – Appendix 18), including monitoring and trigger-response procedures. No intolerable residual natural-hazard risk has been identified following implementation of the proposed measures. The proposal therefore appropriately avoids or mitigates natural hazards through the subdivision design.
Policy Consideration of climate change	
15.3.2.3 Development and subdivision design should avoid areas that may be subject to the known effects of climate change, or provide for the mitigation of the effects of climate change within the development or subdivision design.	The proposal is considered consistent with Policy 15.3.2.3. The Site is not exposed to coastal hazards or sea-level rise, but future changes in rainfall intensity and flood behaviour are relevant. These effects have been incorporated into the stormwater and flood modelling rather than deferred to later design stages. The development responds through six constructed wetlands providing detention and attenuation, defined overland flow routes, appropriate development levels and a stormwater network designed for future climate change conditions. The geotechnical and infrastructure design also incorporates resilience measures appropriate to the Site's groundwater and soil conditions. This provides a proportionate response to the climate related hazards relevant to Residential South.
Policy Consideration of reverse sensitivity	

15.3.2.4 Development and subdivision design should not result in reverse sensitivity effects on adjacent sites, adjacent activities, or the wider receiving environment.	The proposal is considered consistent with Policy 15.3.2.4. Potential reverse sensitivity effects have been assessed at the remaining rural interfaces and addressed through the masterplan and Design Guidelines (refer to Residential South – Appendix 10). New residential development is separated from adjoining rural land by setbacks, landscape planting and the western walking/cycling corridor, providing a physical and visual transition and reducing exposure to normal rural activities. The layout also responds to existing transport and infrastructure corridors and avoids introducing development that would constrain their operation. The AgFirst assessment (refer to Residential South – Appendix 26) considers the relationship with adjoining farming activities and supports the conclusion that those activities can continue following development.
Policy Dairy manufacturing sites	
15.3.2.5 To ensure that the potential reverse sensitivity issues of locating new development in the vicinity of the Hautapu and Te Awamutu Dairy Manufacturing sites are taken into account.	N/A – The site is not located in the vicinity of the Hautapu and Te Awamutu Dairy Manufacturing sites.
Policy Proximity to poultry farming activities	
15.3.2.6 To ensure that the potential reverse sensitivity issues of locating new dwellings in the vicinity of a poultry farming activity are taken into account.	N/A – The site is not located near a poultry farm.
<i>Objective - Integrated development: efficient servicing</i>	
Objective 15.3.3 Achieving the efficient and cost-effective servicing of land by ensuring that servicing is provided to areas proposed to be developed.	The proposal is considered consistent with Objective 15.3.3. The Residential South development will be comprehensively serviced through a staged infrastructure strategy covering roads and active modes, stormwater, wastewater, potable water, firefighting supply, power and telecommunications. The Infrastructure Report (refer

	to Residential South - Appendix 13) confirms that the proposed networks can adequately service the development and that sufficient land is provided for infrastructure to be vested where appropriate. Infrastructure is delivered progressively with the five principal development stages so that each stage has the services required to operate effectively while remaining compatible with the ultimate network solution. This provides an efficient and coordinated servicing approach appropriate to the scale of the development.
Policy Servicing requirements	
15.3.3.1 All proposed urban development and subdivision shall be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone. Servicing requirements shall include: (a) Reserves for community, active and passive recreation; and (b) Pedestrian and cycle connections; and (c) Roads; and (d) Public transport infrastructure, e.g. bus stops; and (e) Telecommunications; and (f) Electricity; and (g) Stormwater collection, treatment and disposal; and (h) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and (i) Anticipating and providing for connections to identified adjacent future growth areas. Advice Note: There are significant servicing constraints in some areas of the District. Early discussion on the serviceability of a site is recommended.	The development can be adequately serviced by infrastructure and is coordinated with the delivery of infrastructure servicing required at each stage of residential development. New stormwater wetlands will be built to manage stormwater and transport infrastructure improvements will be undertaken to manage transport effects. The proposed transport improvements target local intersections and key roundabouts, upgrade local cycle and pedestrian paths and crossings. Tuatahi First Fibre Limited has confirmed a TFF telecommunications connection will be made available for each site in the development. WEL Networks Ltd have confirmed power supply is available for the subdivision. The proposal will be serviced by a wastewater gravity reticulation network as confirmed in the Infrastructure Report at Residential South – Appendix 13. The wastewater will be directed to a new wastewater pumpstation that will be located within the reserve area, which will be connected via a new rising main to the Peacocke Pump station, via the N4 Transfer Pump Station (N4 TPS). The inclusion of underground wastewater storage tanks will provide wastewater attenuation storage and emergency storage capability.

	A new wastewater rising main will need to be constructed from the new pumpstation to the existing trunk manhole. Potable water is via a surface water take, refer to Residential South – Appendix 31, which supports the SL1 Consortium landholdings, including the SL1 Residential South development.
Policy Co-ordination between servicing and development and subdivision	
15.3.3.2 Development and subdivisions shall: (a) Be located in areas where infrastructural capacity has been planned and funded; and (b) In areas subject to an approved structure plan, provide sufficient infrastructural capacity to meet the demand identified in the structure plan; and (c) Achieve the lot yield anticipated in an approved structure plan; and (d) Include infrastructure provision for both the strategic infrastructure network and local infrastructure connections.	The Site is not subject to an approved structure plan and the proposal is being advanced ahead of rezoning under the operative District Plan. Nevertheless, infrastructure delivery has been planned at both the local development and wider growth-cell scale. Each stage is tied to the roads and three waters infrastructure required to support it, while the servicing strategy preserves integration with future strategic wastewater, water and transport solutions for the wider SL1 Growth Cell. The project will fund and deliver the internal infrastructure and identified external upgrades required by its staging, rather than relying on unplanned expansion of Council services. The proposal also supports the future Southern Links corridor and wider strategic infrastructure investment. In this context, the proposal is consistent with the coordination intent of Policy 15.3.3.2.
Policies Roading infrastructure	
15.3.3.3 The design, location, alignment, and dimensions of new roads shall ensure that safe vehicle, pedestrian, and cycling access and manoeuvring can be provided to every site/lot.	The proposed road network has been designed to provide safe and efficient access for vehicles, pedestrians and cyclists throughout Residential South. Access is provided from Saxbys Road and through extensions of MacMurdo Avenue and Forth Crescent, with a north south collector road forming the principal movement spine. The layout includes connected local streets, footpaths and shared/cycle facilities and has been

	assessed in the Integrated Transport Assessment (refer to Residential South - Appendix 16). Staged external intersection and corridor upgrades are also proposed to ensure the surrounding network continues to operate safely as development proceeds. Detailed intersection geometry and controls will be confirmed through the engineering approval process with the relevant road controlling authorities. The proposal is therefore considered consistent with Policy 15.3.3.3.
15.3.3.4 The roading pattern shall ensure connectivity to adjacent land identified as Deferred Zones or future growth areas, and the provision of public transport infrastructure, such as bus stops.	The road pattern has been designed for both immediate connectivity and future integration. MacMurdo Avenue and Forth Crescent are extended into the Site, while the collector road and supporting local-street network provide a legible framework capable of connecting with later SL1 development. The network also accommodates future public transport, including indicative bus routing through the collector road, and provides walking and cycling connections to Saxbys Road, Resthills Park and surrounding neighbourhoods. The proposal is therefore consistent with Policy 15.3.3.4.
Policy Standard of infrastructure	
15.3.3.5 Infrastructure services shall be provided to a standard that will allow the service to be extended to Deferred Zones or future growth areas.	Infrastructure has been designed as part of an integrated growth-cell strategy rather than solely for the immediate subdivision. The road hierarchy, service corridors and three waters networks preserve opportunities for extension and integration with future SL1 development and planned strategic infrastructure. Detailed engineering design will be completed through the Engineering Plan Approval process in accordance with the approved plans, consent conditions and relevant network standards. The proposal is therefore consistent with Policy 15.3.3.5.
Objective - Urban consolidation	

Objective 15.3.4

To ensure urban consolidation will be achieved within the District, while also contributing to character and amenity outcomes.

The proposal is considered generally consistent with Objective 15.3.4, as it will provide for a compact and comprehensively planned extension of Hamilton's existing urban area while incorporating urban design, landscape and open space measures that contribute positively to the character and amenity of the future neighbourhood.

The Residential South proposal will provide approximately 938 dwellings across a range of terrace, duplex and detached housing typologies. The development achieves an efficient residential density, with higher density housing generally concentrated internally and around key amenities, while lower density forms and landscape treatments provide transitions toward more sensitive interfaces. Although the Site is currently outside the District's operative urban limits and is zoned Rural, the proposal is not a dispersed or isolated form of urban development. It directly adjoins Hamilton's existing urban area and forms part of the strategically identified SL1 Growth Cell, which is intended to accommodate future urban growth. In this context, the proposal will contribute to a consolidated urban form by concentrating substantial housing capacity in a defined growth area contiguous with the existing city, rather than facilitating fragmented or dispersed development across the wider rural environment.

The Urban Design Assessment (refer to **Residential South - Appendix 10**) confirms that the masterplan will establish a coherent, legible and connected neighbourhood. The street network connects with the existing urban area through Saxbys Road, MacMurdo Avenue and Forth Crescent and provides for walking and cycling connections and future public transport. The development is also coordinated with the staged delivery of three waters and transport infrastructure, supporting an integrated rather than incremental pattern of urban growth.

Importantly, the efficient use of land is balanced with character and amenity outcomes. The masterplan is structured around the Mangakōtukutuku Stream and wider blue-green network, with a neighbourhood park and commercial node providing a central focal point for the community. Riparian restoration, stormwater

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	wetlands, indigenous planting, open-space corridors and connections to Resthills Park will provide visual, ecological and recreational amenity. The range and distribution of housing typologies, together with the proposed Design Guidelines (refer to Residential South - Appendix 9), will further assist in creating varied but coherent streetscapes, appropriate building relationships and attractive public interfaces. The proposal will change the existing character of the Site from a predominantly rural environment to an urban residential neighbourhood. However, retaining rural character within the Site would be incompatible with achieving the consolidated urban development anticipated for the wider SL1 Growth Cell. The relevant consideration is therefore the quality and appropriateness of the resulting urban character and amenity, rather than preservation of the existing rural character. The Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) recognises this transition and assesses it in the context of Hamilton's existing urban edge, the strategic growth role of the area and the landscape measures incorporated into the proposal. Overall, the Residential South proposal achieves an appropriate balance between efficient urban consolidation and the creation of a high quality urban environment. It concentrates approximately 938 dwellings in a strategically identified and contiguous growth location while providing a connected movement network, housing choice, substantial blue-green and open-space infrastructure and appropriate treatment of its interfaces. The proposal is therefore considered consistent with the outcomes sought by Objective 15.3.4.
Policy Achieving density, design and character	
15.3.4.1	A mix of medium residential densities with lot sizes ranging from 150 to 300sq.m with 16.8 m wide residential streets

The minimum and maximum lot size and dimension of vacant lots have been established so that they achieve the character and density outcomes of each zone.	
Policy Achieving sufficient development density to support the provision of infrastructure services	The proposed development comprises of lot sizes ranging from 150 to 300sq.m with 16.8 m wide residential streets. It is considered that this density supports the provision of infrastructure services.
15.3.4.2 Within the urban limits, where there is no structure plan, the maximum lot size for the zone shall be achieved in order provide a development yield to support infrastructure provision. For some developments where there are proven geotechnical constraints the maximum net lot area may be exceeded.	The Waipa District plan requires a minimum net lot area of 40ha in the rural zone in accordance with rule 15.4.2.1A. The Waipa District Plan does not set a maximum net lot area in the rural zone where no environmental benefit lot is enabled, or transferrable development rights are used. The application does not propose an environmental benefit lot nor utilise transferable development rights.
Policy Subdivision of land containing a surplus dwelling	
15.3.4.4 To only provide for the subdivision of land containing a surplus dwelling where: (a) The surplus dwelling is demonstrably no longer required; and (b) The surplus dwelling does not create a demand for public infrastructure; and (c) The surplus dwelling does not result in reverse sensitivity effects on adjacent rural activities; and (d) The layout of the lot does not reduce the productivity of the land. Advice Note: See also Objective 15.3.5 and associated policies Integrated Development: reduce the fragmentation of rural land and retain rural land for production, and Policy 15.3.4.3 Subdivision of land containing a secondary dwelling.	N/A – the site does not contain a surplus dwelling.
Policy	

Large Lot Residential Zone: intensification limitations	
15.3.4.5 In order to achieve the character outcomes for the Large Lot Residential Zone, at the density levels prescribed in this Plan, development within the Large Lot Residential Zones, shall be considered as the final development form. Large lot residential development is not a precursor to further intensified urban format residential development.	N/A – the site is in the rural zone.
Policy Rural Zones: ensuring the productive potential of rural land	
15.3.4.6 The minimum rural lot size requirement has been established to ensure the productive potential of rural land is retained for a range of farming activities.	The proposal will permanently convert the Site from rural production to urban use and therefore does not retain the productive potential of the Site in the manner contemplated by this Rural Zone policy. That tension is acknowledged. The significance of the loss is addressed through the Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) and AgFirst Productivity Report (refer to Residential South - Appendix 26). Those assessments identify productive soils but also material constraints associated with Organic/peat soils, wetness and drainage, modified/non-productive areas, fragmentation and the future Southern Links corridor. The proposal is also a comprehensively masterplanned urban extension within the strategically identified SL1 Growth Cell, rather than incremental subdivision that leaves a fragmented pattern of small rural lots. Accordingly, the proposal does not achieve the policy's literal rural production outcome, but the effect should be considered in the context of the Site specific productive capacity evidence and subsequent strategic urban growth direction.
Policy Rural Zones: maintaining amenity and rural character	
15.3.4.7	The proposal will replace rural character within the Site and therefore departs from the Rural Zone outcome sought by Policy 15.3.4.7. However, it does not create ribbon

To ensure that development does not compromise the predominant character and amenity of the Rural Zone, subdivision design and layout shall: (a) Avoid de facto settlements such as ribbon, or residential cluster development; and (b) Maintain the visual and environmental values of the area, including but not limited to, maintaining the integrity of landscape areas and viewshafts; and (c) Not compromise the ecological functioning of significant natural areas, e.g. peat lakes and biodiversity (indigenous forest) corridors, as defined on the Planning Maps; and other areas of biodiversity value.	or residential cluster development. Instead, it establishes a contiguous and comprehensively planned urban neighbourhood immediately adjoining Hamilton and within the strategically identified SL1 Growth Cell. The Site is not within an identified landscape area or viewshaft. The remaining rural interfaces are managed through setbacks, landscape planting, lower intensity edge treatment where appropriate and the western walking/cycling corridor. The blue-green network and ecological restoration also provide a strong landscape structure through the development. In this context, the proposal contains the character change within an identified growth area and avoids a more fragmented pattern of urban development in the wider Rural Zone.
Policy Rural Zones: infrastructure	
15.3.4.8 To ensure that development does not give rise to demand or potential demand for the uneconomical and unplanned expansion of infrastructure services, or the upgrade of existing infrastructure, by avoiding residential cluster, ad hoc and ribbon development.	The proposal does not rely on an ad hoc or uneconomic expansion of infrastructure. The Residential South proposal has a comprehensive staged servicing strategy under which the developer will deliver the internal roads, stormwater wetlands and reticulation, wastewater infrastructure, water connections, utilities and identified external transport upgrades required by each stage. The infrastructure strategy also coordinates with longer-term public network solutions, including strategic wastewater and water infrastructure and the Southern Links transport corridor. This enables the development to proceed in a planned manner while preserving integration with the wider SL1 Growth Cell and avoids the infrastructure inefficiencies associated with dispersed rural residential development. The proposal is therefore consistent with the intent of Policy 15.3.4.8.
Policy Commercial and Industrial Zones	
15.3.4.9	N/A – The site is not in the commercial zone.

To enable development that supports the maintenance or enhancement of commercial activities and industrial activities within the Commercial and Industrial Zones, while having regard to the opportunities and strategies in the Town Concept Plans 2010.	
Policy Commercial Zone: pedestrian frontage areas	
15.3.4.10 To enable lot design, layout and sizes, within the identified pedestrian frontages, that encourage active floor frontages and enhance streetscape amenity.	N/A – The site is not in the commercial zone. Notwithstanding this, the commercial node proposed includes zero lot boundaries to the collector and local road frontage, includes a covered walkway, street front access and direct relationship with the neighbourhood park.
Policy Avoiding reverse sensitivity on adjacent zones and infrastructure	
15.3.4.11 Development and subdivision shall not compromise the function of adjacent zones, existing nationally or regionally significant infrastructure, or the provision of infrastructure and services.	The proposal has been designed so that it does not compromise the function of adjacent zones or existing and planned strategic infrastructure. The Residential South site is separated and landscaped at its remaining rural interfaces, while the road and servicing networks have been coordinated with the future Southern Links corridor and existing Hamilton networks. The development also provides a defined demand base and staged delivery framework that supports future strategic wastewater, water-supply and transport investment. Detailed interfaces with public networks will continue to be managed through engineering approvals and the consent framework. The proposal is therefore considered consistent with Policy 15.3.4.11.
<i>Objective - Integrated development: reduce the fragmentation of rural land and retain rural land for production</i>	

Objective 15.3.5 To ensure that the primary productive potential of the rural land resource is retained and enhanced.	The proposal will permanently remove the Residential South Site from primary production and therefore does not retain the productive potential of the Site itself. There is consequently an acknowledged tension with Objective 15.3.5. The detailed soil and productive land assessments nevertheless demonstrate that the resource is not uniform. The Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) identifies productive LUC 2-4 land as well as modified and non-productive areas, and approximately 13.95 ha qualifies as High Class Soil under the District Plan definition. Organic/peat soils, wetness and drainage constraints, fragmentation and the Southern Links designation affect the practical versatility and future operation of the land. The AgFirst Productivity Report (refer to Residential South - Appendix 26) considers these matters in assessing the viability of continued primary production. The proposal also avoids creating a residual pattern of small rural lots. It comprehensively urbanises a strategically identified growth area contiguous with Hamilton while leaving the wider rural environment to the south and west available for rural production.
Policy Maintaining productive potential of the rural land	
15.3.5.1 To ensure the productive potential of the Rural Zone is retained by: (a) Maintaining a minimum rural lot size of 40ha; and (b) Limiting and controlling the location of smaller lots.	The proposal does not meet the 40 ha minimum Rural Zone lot size outcome and will permanently convert the Site to urban residential use. It is therefore not directly consistent with Policy 15.3.5.1. However, the subdivision is not intended to create smaller rural holdings. It forms part of a comprehensive urban development within the strategically identified SL1 Growth Cell and will create a coherent residential neighbourhood with coordinated infrastructure and open space. The implications for productive land are addressed through the detailed Soil and Land Use Capability Assessment and AgFirst Productivity Report (refer to Residential South

	– Appendix 26 and 29). In this context, the departure from the minimum rural lot size is a consequence of the planned urban form rather than fragmentation of land for rural residential purposes.
Policy Ensuring boundary relocations and amalgamations maximise the productive potential of the zone and do not fragment rural land	
15.3.5.2 Boundary relocations and amalgamations, shall not: (a) Increase the number of dwellings (excluding farm workers dwellings) on the holding beyond one dwelling per 40ha; and (b) Create a lot layout that reduces the productivity of the land; and (c) Create ad-hoc, ribbon development or residential cluster development; and (d) Create a demand for public infrastructure; and (e) Result in reverse sensitivity effects on adjacent rural activities.	N/A – No boundary relocations are proposed.
Policy High class soils	
15.3.5.3 To protect high class soils from fragmentation by: (a) Ensuring that rural lot sizes can accommodate a range of farming activities; and (b) Allowing limited adjustment or relocation of title boundaries within a holding or between holdings, that result in more efficient use of high class soils; and (c) Ensuring that subdivision rights transfer to non-sensitive locations as specified in this Plan; and (d) Restricting the use of high-class soils for activities other than primary production; and (e) Restricting the level of impermeable surfaces on high class soils; and	The proposal will affect High Class Soil and therefore Policy 15.3.5.3 is directly relevant. The Soil and Land Use Capability Assessment (Residential South - Appendix 29) identifies approximately 13.95 ha, or around 30% of the Site, as meeting the Waipā District Plan definition of High Class Soil. The proposal will permanently convert that land to urban use and is therefore not directly consistent with the policy's direction to protect high class soils from fragmentation and non-primary-production activities. The significance of that tension is informed by the wider Site specific evidence. The assessment identifies substantial areas of Organic/peat soils, wetness and drainage limitations, modified/non-productive land and a fragmented distribution of the most versatile soils. The AgFirst Productivity Report (refer to Residential South - Appendix

(f) Facilitating and encouraging the amalgamation of small titles.	26) also considers the practical effects of the Southern Links designation, loss of dairy infrastructure and the Site's urban-edge context on the viability of continued farming. The proposal is a comprehensive urbanisation of a strategically identified growth area rather than piecemeal fragmentation of high class soils. The acknowledged policy conflict should therefore be weighed alongside the detailed productive-capacity evidence and the subsequent strategic planning direction for the Site.
Policy Peat soils	
15.3.5.4 To protect peat soils by: (a) Recognising that peat soils may limit the location of development; and (b) Recognising the productive capacity of peat soils; and (c) Encouraging the sustainable management and where possible, the enhancement of peat soils.	Peat and Organic soils are present across a material part of the Site and have been specifically considered in the geotechnical and productive-land assessments. The Soil and Land Use Capability Assessment (refer to Residential South - Appendix 29) identifies wetness and drainage limitations associated with Organic soils, while the Geotechnical Investigation Report (refer to Residential South - Appendix 17) and Geotechnical Effects Management Plan (Residential South - Appendix 18) address settlement, groundwater and earthworks implications for development. The proposal converts these soils from rural production to urban use and therefore does not enhance their productive capacity. However, the design recognises the constraints they impose and responds through appropriate ground improvement, development levels, foundation design, drainage management and monitoring. The proposal is therefore considered to appropriately recognise the limitations of peat soils, while the loss of productive value is addressed separately through the NPS-HPL and rural-resource assessment.
Objective – Subdivision in areas that are not serviced	
Objective 15.3.6 Avoid significant adverse effects on people, property, infrastructure and the environment arising from any subdivision in areas that are not serviced by Council infrastructure.	The proposal is considered consistent with Objective 15.3.6. While the Residential South site is currently outside the area fully serviced by Council's existing urban infrastructure, it is not proposed as an unserved subdivision. Rather, the

development has been comprehensively planned to provide the transport and three waters infrastructure necessary to service approximately 938 dwellings, with infrastructure delivered progressively alongside the five-stage development.

The Infrastructure Report (refer to **Residential South - Appendix 13**) establishes an integrated servicing strategy for water supply, wastewater and stormwater. Initial stages will utilise connections to existing Hamilton infrastructure where capacity is available, with longer-term servicing transitioning to planned strategic infrastructure as the wider southern growth area develops. Wastewater will be conveyed through proposed pump stations and the existing network in the interim, with provision for the future Southern Wastewater Treatment Plant, while water supply will initially connect to the Hamilton network through Saxbys Road, MacMurdo Avenue and Forth Crescent and ultimately integrate with the planned strategic southern water network. The development is therefore structured so that subdivision and occupation occur only where the necessary servicing is available.

Stormwater will be managed principally within the Site through an integrated system of on-lot retention and soakage, a piped network, six constructed wetlands, defined overland flow paths and controlled discharges. The stormwater system has been designed for future climate change conditions and to ensure that development does not materially increase downstream flooding or adversely affect the receiving environment. This provides a self-contained stormwater response rather than relying on presently unavailable downstream Council infrastructure.

Transport infrastructure will similarly be delivered in a coordinated and staged manner. The development provides a connected internal road, walking and cycling network linked to the existing urban network through Saxbys Road, MacMurdo Avenue and Forth Crescent, together with identified external network improvements and provision for future public transport. The staging framework enables transport upgrades to be provided as development proceeds and demand increases, rather than allowing development to outpace the capacity of the surrounding network.

	Accordingly, although the Site is not presently fully serviced by Council infrastructure, the circumstance that Objective 15.3.6 seeks to avoid – subdivision proceeding without adequate infrastructure and consequently generating significant adverse effects on people, property, infrastructure or the environment will not arise. The proposed staging and servicing framework ensures that each stage is appropriately serviced before development proceeds, while the proposed conditions provide a mechanism to secure the necessary infrastructure and upgrades at the appropriate time. Overall, the Residential South proposal is considered to represent a planned and infrastructure led urban development rather than an unserviced subdivision. The integrated servicing strategy, staged infrastructure delivery and associated engineering and environmental controls will ensure that the development does not give rise to significant adverse effects as a consequence of inadequate Council infrastructure. The proposal is therefore considered consistent with Objective 15.3.6.
Policy Health and safety on rural properties	
15.3.6.1 Health and safety for residents in areas that are not serviced by Council infrastructure should be provided through appropriate design and mitigation measures.	Although the Site is currently outside the municipal urban area, the Residential South site is not proposed as an unserviced rural subdivision. It is supported by a comprehensive staged servicing strategy covering potable water, wastewater, stormwater, roads, power and telecommunications. Infrastructure will be delivered with each development stage and connected to existing or planned public networks in accordance with the consent and engineering approval framework. Health and safety risks associated with servicing are therefore appropriately addressed and the proposal is consistent with the intent of Policy 15.3.6.1.
<i>Objective - Integrated development: environmental enhancement</i>	

Objective 15.3.7

Maintain and enhance the District's natural environment, including the natural functioning of the environment, natural features and landscapes, and significant natural areas.

As outlined above, the EclA included at **Residential South – Appendix 23** concludes that the development will have positive effects on ecological value in terms of vegetation, habitat and freshwater features.

Following implementation of the proposed avoidance, minimisation, remediation and mitigation measures, the EclA assesses the ecological effects of the proposal as ranging from very low to moderate. Most effects, including those relating to vegetation, birds, lizards, wetlands, earthworks, stormwater, artificial watercourses and indigenous freshwater fish, are expected to reduce to low or very low.

The exception is the permanent loss of moderate-value long-tailed bat habitat, which remains a moderate residual adverse effect because it cannot be fully mitigated within the site. Ecological compensation is therefore required to address this residual effect. Subject to the implementation of a compensation package that is commensurate with the residual bat-habitat effect, together with compliance with the ecological management plans and proposed consent conditions, the ecological effects of the proposal are considered capable of being appropriately managed.

The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity, particularly through riparian planting, stormwater wetland planting and esplanade provision at the northern tributary.

The application of effects management measures to manage effects on indigenous fauna and habitat has been outlined in specific management plans including an lizard management plan (LMP), bat management plan (BMP), a fish management plan (FMP), and bird management plan (BiMP) and a wetland management plan.

Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration.

	The development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report at Residential South Planning Attachment 2 and the Cultural Impact Assessment at Residential South – Appendix 24; The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity; Potential impacts on indigenous fish which may reside within the existing farm drains will be managed in accordance with the proposed Fish Management Plan; Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration; and The effects on long-tailed bats are acknowledged and managed through a Bat Management Plan, including Department of Conservation protocols and lighting design to avoid disruption. The SL1 Residential South development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report and the Cultural Impact Assessment.
Policy Minimise impacts on the natural environment: low impact design methods	
15.3.7.1 To maintain and enhance the natural environment, the existing land forms, vegetation, and water bodies, through the use of low impact design methods at the time of development and subdivision.	As above.
Policy Minimising adverse effects on the landscapes, protected trees, and natural areas identified in this Plan, at time of development and subdivision	

15.3.7.2 To maintain and enhance the landscape values stated in this Plan, for the identified landscapes on the Planning Maps, by avoiding development and subdivision patterns that would lead to the inappropriate siting of buildings, associated infrastructure, or driveways in identified landscape areas, viewshafts, significant natural areas, or other areas of biodiversity or ecological value.	Limited or no landscape values, protected trees were applicable to the subject site. The approach to ecological restoration and retention, particularly for the farm drains and upper tributary of the Mangakotukutuku Stream demonstrate the coordinated approach to managing ecological outcomes and aligning with a comprehensively masterplanned residential development.
15.3.7.3 To protect trees which have been identified in this Plan as having high historic, botanic, or amenity value by avoiding development and subdivision patterns that would lead to the inappropriate siting of buildings and lot boundaries within the Root Protection Zone of a Protected Tree.	N/A.
Policies Achieving the permanent protection of the natural environment	
15.3.7.4 To achieve the permanent protection of identified significant natural areas, Maungatautari Ecological Island, ecological features, lakes and water bodies, the Te Awa Cycleway route and any Incentivised Cycleway, through the incentive of an environmental benefit lot.	N/A.
15.3.7.5 Incentivised Cycleways may be created by Council resolution once Council is satisfied that granting environmental benefit lot eligibility for that cycleway is consistent with the District Plan, Regional Policy Statement and any Council, regional, or sub-regional, growth strategy.	N/A.
Policy Managing the future effects of development and subdivision on lakes and water bodies	

15.3.7.6 To ensure that the layout and design of subdivision and subsequent development and any development on a site acknowledges and avoids adverse effects on the sensitive environment of the water bodies.	As outlined above, the development has directly responded to the farm drains and upper tributaries of the Mangakotukutuku Stream, and incorporated riparian planting into the integrated solution.
Policy Identification of sensitive locations	
15.3.7.7 Subdivision entitlement that creates an additional lot in identified sensitive locations shall be directed to less sensitive locations as specified in this Plan.	N/A.
Policy Additional subdivision opportunities in limited circumstances to permanently protect important areas of biodiversity value	As outlined in the EclA, wetland offsetting for an inland wetland being removed, and compensation for effects associated with foraging of the long-tailed bat, will reduce any permanent offset of biodiversity loss, with the EclA stating the site is able to achieve a net gain in ecology through the extension riparian planting, wetland offset and protection of these corridors.
15.3.7.8 Consider additional subdivision opportunities where significant biodiversity gains can be achieved in the following priority areas or locations: (a) Peat lakes and rivers: by permanently providing significant buffer areas around peat lakes and rivers; or (b) Wetlands, kahikatea stands, riparian margins and bush stands on the low lands, by providing permanent protection; or (c) Significant natural areas on the forested lower slopes of the western hills of Pirongia, the Kapamahunga Range, Maungatautari, Kakepuku, Maungakawa, Te Miro, and Te Tapui being permanently protected; or (d) Significant natural areas being aggregated to form one large more ecologically sustainable area and being permanently protected; or (e) Biodiversity corridors: by the permanent protection of significant areas of indigenous forest within biodiversity (indigenous forest) corridors; or	As outlined in the EclA, wetland offsetting for an inland wetland being removed, and compensation for effects associated with foraging of the long-tailed bat, will reduce any permanent offset of biodiversity loss, with the EclA stating the site is able to achieve a net gain in ecology through the extension riparian planting, wetland offset and protection of these corridors. In addition to the opportunity for a snag for the Kahikatea stand being removed provides further ecological opportunity at the head of the gully system.

(f) Biodiversity corridors: by permanently protecting significant riparian or wetland areas within the identified biodiversity (river or stream) corridors.	
Objective - Maintaining cultural landscapes	
Objective 15.3.8 To maintain the District's cultural landscapes, identified in this Plan.	Objective 15.3.8 is of limited direct relevance to the proposal. The objective is specifically concerned with maintaining cultural landscapes identified in the District Plan, and no identified cultural landscape under the Plan is located within or directly affected by the Residential South Site. Notwithstanding this, the Site forms part of a wider cultural and ancestral landscape of significance to tangata whenua. These values have been considered through ongoing engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (Residential South - Appendix 24). The cultural assessment recognises the relationships of mana whenua with the whenua and wai of the area, including the Mangakōtukutuku Stream and its relationship with the wider Waikato River catchment. These considerations have informed the development response, including the retention and enhancement of the Mangakōtukutuku Stream corridor, riparian restoration, indigenous planting, integrated stormwater management and opportunities for cultural expression and ongoing kaitiakitanga. The Archaeological Assessment (refer to Residential South - Appendix 25) has also considered the potential for archaeological and heritage values within the Site. No recorded archaeological sites have been identified within the development area, with accidental discovery procedures providing an appropriate mechanism for managing any previously unidentified archaeological material encountered during earthworks. Accordingly, the proposal will not adversely affect any cultural landscape specifically identified in the District Plan and is therefore consistent with Objective 15.3.8. More broadly, the proposal has recognised the cultural values associated with the wider

	landscape through engagement with tangata whenua and the incorporation of those values into the design and environmental management of Residential South.
Policy Manage adverse effects on the values of the cultural landscape	Extensive consultation with Tangata Whenua has been undertaken as part of the preparation of the Southern Links 1 substantive application, as further detailed in the Engagement and Consultation Report included at Residential South Planning Attachment 2. A Cultural Impact Assessment (refer to Residential South – Appendix 24) and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura. Overall, it is considered that the proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing.
15.3.8.1 To maintain the values of the cultural landscapes identified in this Plan, the layout and design of development and subdivision should not result in buildings, earthworks and wastewater systems adversely affecting the cultural values of the landscape.	Policy 15.3.8.1 is of limited direct relevance, as no cultural landscape identified in the District Plan is located within or directly affected by the Residential South Site. The proposal will therefore not result in buildings, earthworks or wastewater infrastructure adversely affecting an identified cultural landscape. Notwithstanding this, the wider cultural values of the Site have been considered through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). These values have informed the development response, including the treatment and enhancement of the Mangakōtukutuku Stream corridor, riparian and indigenous planting, stormwater management and cultural expression. Wastewater will be managed through a reticulated system connected to the public network rather than on-site disposal.

	Accordingly, while the policy is not directly engaged, the proposal is consistent with its underlying intent to appropriately recognise and protect cultural landscape values through subdivision and development.
Objective - Protection of cultural sites, and archaeological sites	
Objective 15.3.9 To protect the District's cultural sites identified in this Plan and to manage the effects of development and subdivision on archaeological sites.	The proposal is considered consistent with Objective 15.3.9. No cultural sites identified in the District Plan are located within or directly affected by the Residential South Site. The Archaeological Assessment (refer to Residential South - Appendix 25) also identifies no recorded archaeological sites within the development area. Notwithstanding this, the potential for previously unidentified archaeological material to be encountered during earthworks is recognised. Appropriate accidental discovery procedures will apply during construction to ensure that any archaeological or cultural material encountered is appropriately managed, including through engagement with tangata whenua and Heritage New Zealand Pouhere Taonga where required. Cultural values have also been considered through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (Residential South - Appendix 24). Accordingly, the proposal appropriately protects identified cultural sites and provides a suitable framework for managing potential effects on archaeological values, consistent with Objective 15.3.9.
Policy Avoid disturbance of cultural sites	No specific cultural sites as identified within the Cultural Impact Assessment (refer to Residential South – Appendix 24), and ongoing partnership with iwi and hapu is continuing, through the tangata whenua working group. A Cultural Impact Assessment and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura. Overall, it is considered that the proposal gives effect to Treaty principles by

	partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing.
15.3.9.1 To manage the actual and potential effects on cultural sites by assessing the layout and design of development and subdivision including buildings, earthworks, infrastructure and driveways within 20m of the boundary of an identified cultural site(s) to ensure that sites are not disturbed.	N/A. No significant cultural sites identified, notwithstanding this, a focus on water bodies and separation, earthwork controls and cultural considerations has been adopted.
Policy Management of effects on archaeological sites	
15.3.9.2 To manage effects on the archaeological resource of the District at the time of development and subdivision.	N/A. Accidental discovery protocols have been adopted, as per HNZPT advice.
Policy Management of cultural sites and archaeological sites at the time of subdivision	
15.3.9.3 To retain cultural sites and archaeological sites within one lot, where practicable or possible.	N/A. Accidental discovery protocols have been adopted, as per HNZPT advice and the Archaeological Report, refer to Residential South – Appendix 25 .
Objective - Protection of heritage items	
Objective 15.3.10 To protect the District's heritage items identified in this Plan.	N/A.
Policies Avoid adverse effects on heritage items	
15.3.10.1 To enable the protection of the heritage items identified in this Plan, development and subdivision layout and design should not result in the	N/A.

location of buildings adversely affecting the heritage item and their surroundings.	
15.3.10.2 To retain heritage items and their surroundings within one lot.	N/A.
Objective - Provision of reserves	
Objective 15.3.11 To ensure the ongoing provision of reserves through the subdivision process, including opportunities to add land to existing reserves or land owned by Council, to enhance or provide for public recreation, conservation and amenity needs. Local purpose reserves may also need to be provided at the time of subdivision.	The Neighbourhood Park, Riparian corridor and esplanade provision provide three reserves being vested to Council as reserves, with the primary function for ecology, public recreation, conversation and amenity needs. This supports the intent of the objective and is consistent with the policy.
Policy Ensuring each greenfield subdivision provides reserve areas	
15.3.11.1 To ensure that subdivision processes to create new lots, contribute to the provision of reserves within the District.	A 3,200 m ² neighbourhood park is proposed at the centre of the development and will be vested, with the park forming part of a wider integrated open space network that includes the riparian corridor and esplanade provision within the SL1 Residential South development.
Policies Reserve location and design	
15.3.11.2 All urban neighbourhood reserves and sports reserves shall be designed and located to ensure that they are of shape, size, and contour to provide for the anticipated recreational demands of the community and District, and can be accessed by both pedestrians and vehicles.	The 3,200m ² neighbourhood park is designed to achieve the minimum 30m x 30m requirements outlined in the Hamilton City Open Space Policy, and broadly aligns with the Waipa Open Space Policy. The total area is less than a neighbourhood reserve sought under the HCC policy, however the riparian corridor, esplanade provision to Mangakotukutoku Stream and direct relationship with Resthills Park all demonstrate the level of reserve amenity in the immediate catchment.
15.3.11.3	N/A.

All conservation reserves shall recognise an existing natural feature, or contribute to the protection or access to the natural feature.	
15.3.11.4 In the instances where a reserve serves a dual function, for example a local purpose reserve, this shall be recognised within the layout and design of the subdivision.	All dual purpose reserves are identified as such, and notated on the scheme plan. This includes the local purpose reserve with riparian planting, where accessibility for amenity and recreation is included, whilst providing wider attention and
Policy Securing land adjoining or adjacent to existing reserves	
15.3.11.5 Subdivisions in an area that either adjoin or are adjacent to an identified significant recreation or conservation reserve as identified in Appendix O5, shall contribute to the improved functioning and use of that reserve, including access to the reserve, ecological enhancement within the reserve, or improved passive surveillance through the addition of residential activity adjoining the reserve.	The extension of the Mangakotukutuku Stream and esplanade provision for the upper tributaries future proofs the amenity and reserve opportunities through the subject site.
Objective - Provision of esplanade reserves	
Objective 15.3.12 To ensure that subdivision of properties adjoining lakes and rivers provide for public access, and associated riparian benefits, where required.	Where applicable, an esplanade reserve has been adopted adjoining the upper tributary of the Mangakotukutuku Stream, and where the Drain A turns the corner south a reduced width esplanade is applied, notwithstanding the farm drain status. This has been adopted to provide long-term supporting ecological outcomes to the wide gully system, and support informal amenity and ecological opportunities.
Policy Esplanade reserves, esplanade strips, and access strips	
15.3.12.1 To ensure esplanade reserves, esplanade strips, and access strips are provided at the time of subdivision, where relevant, along the margins of lakes and rivers. Advice Note: See the Act for other instances where esplanade reserves, and access strips are required	As above.

Policy Enhanced public access to the District's lakes and rivers	
15.3.12.2 Enhancing public access to the District's lakes and rivers by requiring esplanade reserves, strips, or access strips.	The implementation of esplanade reserves and riparian corridors through the SL1 Residential South development will enhance community access and relationship with the riparian corridor and existing farm drains. The restoration and enhancement that can occur and direct public access opportunity is a community focused part of the development.
Policy Contribute to natural functioning adjoining lakes and rivers	
15.3.12.3 Contribute to the maintenance and enhancement of natural functioning, water quality and habitats adjoining lakes and rivers by requiring esplanade reserves, esplanade strips or access strips.	The implementation of esplanade reserves and riparian corridors through the SL1 Residential South development will enhance community access and relationship with the riparian corridor and existing farm drains. The restoration and enhancement that can achieve improved water quality and habitat creation.
<i>Objective - Giving effect to Te Ture Whaimana</i>	
Objective 15.3.13 To ensure that Te Ture Whaimana is given effect to by all development and subdivision.	Extensive consultation with Tangata Whenua has been undertaken as part of the preparation of the Southern Links 1 substantive application, as further detailed in the Engagement and Consultation Report included at Residential South Planning Attachment 2. A Cultural Impact Assessment (refer to Residential South – Appendix 24) and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura. Overall, it is considered that the proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing.

Policy Maintaining the health and well-being of land and water bodies	
15.3.13.1 To give effect to the directions and outcomes in Te Ture Whaimana and the Waipā River Accord, by ensuring that all development and subdivision shall include the following elements: (a) Low impact design for stormwater, drainage and earthworks; and (b) Building setbacks from lakes and water bodies; and (c) Access to water bodies where appropriate; and (d) Provision for the Te Awa Cycleway, where relevant; and (e) Minimal indigenous vegetation removal and requirements for restoration and enhancement of indigenous vegetation and natural character; and (f) Restricting locations of earthworks, building and wastewater systems within cultural landscapes.	As above.
<i>Objective - Existing consent notices, bonds and other legal instruments</i>	
Objective 15.3.14 To ensure the integrity of existing consent notices that regulate further subdivision and that are registered on the certificates of titles of land within the District.	Where relevant, any existing consent notices will be removed and appropriate interests will be registered on certificates of title.
Policy Maintaining existing consents notices, bonds and other legal instruments	
15.3.14.1 To avoid fragmentation of the land resource by ensuring that subdivision processes continue to enforce historic restrictions that have been placed on certificates of titles.	The Southern Links Road designation to the west of the site and urban boundary agreement fragment the site and SL1 growth cell from the wider rural land to the south and south-west of the site within the wider Waipa productive rural land area. The proposal supports the development of a site identified in the region's future development strategy for urban growth to ensure development of the rural productive land in the wider area is strategic and coordinated with the growth priorities for Hamilton City and Waipa. The use of this land for housing will ensure

	other rural land which is more suited to supporting primary production can be protected in the long term.
Objective - National Grid transmission network	
Objective – Subdivision and Development within Deferred Zones	
Objective 15.3.15A To ensure the future intended land use within the Deferred Zones are protected from inappropriate development and subdivision.	N/A.
Policies Subdivision and Development within Deferred Zones	
15.3.15A.1 To enable boundary adjustments and boundary relocation subdivisions within the Deferred Zones where the future use of the site is not compromised.	N/A.
15.3.15A.2 To avoid development and subdivision of land within Deferred Zones where it may compromise the future intended use of the land.	N/A.
Objective - Structure planning	
Objective 15.3.16 To achieve integrated development within structure plan areas.	N/A.
Policy Structure planning	
15.3.16.1 To enable development and subdivision within approved structure plan areas where the development and subdivision is integrated with the development pattern and infrastructure requirements specified in an approved structure plan.	N/A.

<i>Objective - Comprehensive development plans</i>	
Objective 15.3.17 To achieve integrated development of land surrounding Hamilton Airport through the requirement for comprehensive development plans (excluding the Airport Business Zone).	N/A.
Policies Comprehensive development plans	
15.3.17.1 To enable the approval of comprehensive development plans in the identified areas where they can achieve the specific objectives and policies for the zone and the relevant district wide sections of the Plan.	N/A.
15.3.17.2 To ensure that landuse and subdivision consents within areas subject to approved comprehensive development plans are consistent with the approved development pattern and infrastructure requirements.	N/A.
15.3.17.3 To ensure that within areas identified as requiring comprehensive development plans, subdivision or development does not occur in advance of the approval of such plans.	N/A.
<i>Objective - Comprehensive development plans: integrated development</i>	
Objective 15.3.18 To achieve the efficient and cost effective infrastructure for land within the comprehensive development plan areas located in the Agri-activities Overlay of the Mystery Creek Events Zone by ensuring that the servicing provided is appropriate to the land use and future development.	N/A.
Policy Comprehensive development plan areas: infrastructure requirements	

15.3.18.1 All proposed development and subdivision shall be serviced to a level that will provide for the anticipated activities approved in the comprehensive development plan. Infrastructure shall provide sufficient capacity to meet the demand identified in the comprehensive development plan and include, where appropriate to the proposed land use and locality: (a) Reserves for community, active and passive recreation; and (b) Pedestrian and cycle connections; and (c) Roads; and (d) Public transport infrastructure, e.g. bus stops; and (e) Telecommunications; and (f) Electricity; and (g) Stormwater collection, treatment and disposal; and (h) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and (i) Infrastructure provision for both the strategic infrastructure network and local infrastructure connections; and (j) Connections anticipating and providing for identified adjacent future growth areas.	N/A.
Policy Comprehensive development plans	
15.3.18.2 To ensure that comprehensive development plans are approved prior to development and subdivision in a manner that: (a) Mitigates adverse effects on the transport network; and (b) Details the timing, funding and provision for infrastructure and servicing; and (c) Addresses appropriate landscape treatment of zone boundaries.	N/A.
Section 16.3 – Transportation	

Objective - Ensuring sustainable, integrated, safe, efficient and affordable multi-modal land transport systems

16.3.1

All new development, subdivision and transport infrastructure shall be designed and developed to contribute to a sustainable, safe, integrated, efficient (including energy efficient network design), accessible and affordable multi-modal land transport system.

The proposal is considered consistent with Objective 16.3.1. The SL1 Residential South proposal has been comprehensively masterplanned so that land use and transport are integrated from the outset, rather than transport infrastructure being added in response to an established subdivision layout. The approximately 46 ha development will provide approximately 938 dwellings, a neighbourhood commercial node, neighbourhood park and supporting infrastructure within an interconnected transport network. The Masterplan establishes a clear hierarchy comprising local roads, a north-south collector road, provision for a future arterial road, rear lanes/rights of way and dedicated pedestrian and cycling connections.

Importantly, the transport strategy does not rely on unconstrained increases in private vehicle travel to accommodate the proposed growth. The ITA expressly recognises that a development of this scale requires an increasingly multi-modal response and therefore incorporates road network improvements together with public transport integration, walking and cycling infrastructure and staged development controls. The Residential South will connect into the established Hamilton urban transport network through Saxbys Road, MacMurdo Avenue and Forth Crescent, while also providing for future connections through the wider SL1 Growth Cell. The proposed internal collector and future arterial corridors have been designed to accommodate public transport, and the walking and cycling network connects the development with surrounding neighbourhoods, schools, existing public transport stops, open spaces and local destinations.

The proposal is also supported by a comprehensive transport effects assessment incorporating strategic WRTM modelling, detailed intersection modelling and a staged programme of external network improvements. This ensures that development proceeds in conjunction with the transport capacity and infrastructure necessary to support it.

	Overall, the proposal establishes a safe, accessible and genuinely multi-modal transport framework that can transition progressively as Residential South and the wider southern Hamilton transport network develop. It is therefore consistent with Objective 16.3.1.
Policy Design Elements	
16.3.1.1 Development, subdivision and transport infrastructure shall be designed and located to: (a) Minimise energy consumption in construction, maintenance and operation of the network; and (b) Accommodate and encourage alternative modes of transport; and (c) Give effect to the road hierarchy; and (d) Contribute to: i. Integrated transport and land use planning and a safe road system approach; and ii. Reducing deaths and serious injuries on roads; and iii. An effective and efficient road network; and iv. Efficient movement of freight; and v. Providing good accessibility for people.	The proposal is considered consistent with Policy 16.3.1.1. The residential proposal has been designed around an integrated road and active mode hierarchy that responds to the different functions of the transport network. The Masterplan provides local roads of differing widths, a 23 m collector corridor and a 30 m future arterial corridor, together with rear lanes and dedicated pedestrian and cycling accessways. This establishes a legible network in which through movement, local access, public transport and active modes can be accommodated appropriately rather than relying on a uniform road treatment throughout the development. Alternative transport modes are an integral component of the proposal. The collector road includes a 3.5 m shared walking and cycling path, while the wider SL1 Residential South active mode network incorporates shared paths, separated cycling facilities where demand and exposure warrant them, and lower speed mixed traffic environments on suitable local streets. The proposal also makes provision for future public transport through the site. The ITA (refer to Residential South – Appendix 16) identifies a short and medium term bus route capable of looping through the Residential South and reconnecting to the existing network at Saxbys Road/MacDonald Road, together with a longer term route through the wider SL1 Growth Cell. The collector, future arterial and MacMurdo Avenue extension have been designed with carriageway widths capable of accommodating those services. Road safety and network efficiency have similarly informed the design. Existing crash patterns on the surrounding network have been assessed, including at the Ohaupo

	Road/Saxbys Road/Tomin Road roundabout, and targeted intersection and corridor upgrades form part of the staged transport response. The ITA concludes that the crash history does not reveal a pattern that would preclude the Residential South and that the proposed intersection upgrades, active mode improvements and staging framework respond to the principal identified safety issues. Although freight movement is less directly relevant to a predominantly residential development, the proposal avoids directing local residential movements onto inappropriate strategic corridors and maintains the function of Ohaupo Road/SH3 and the future HSL network. The subdivision layout and neighbourhood facilities also provide good accessibility and support shorter local trips. Collectively, these features demonstrate a strongly integrated transport and land use response and are consistent with Policy 16.3.1.1.
Policy Ensuring future connections	
16.3.1.2 Development, subdivision and transport infrastructure shall be designed and located to: (e) Link to existing transport networks, including roads, walking, cycling and passenger transport; and (f) Accommodate future transport network connections and walking, cycling and passenger transport options to Deferred Zones and future growth areas.	The proposal is considered consistent with Policy 16.3.1.2. A key feature of the SL1 Residential South Masterplan is that it does not operate as an isolated / standalone residential development. Rather, its street and active mode network has been deliberately designed to connect into the established Glenview and Deanwell urban area while also safeguarding movement connections through the wider SL1 Growth Cell. In the immediate environment, vehicle access is provided through a new connection to Saxbys Road and extensions of the existing MacMurdo Avenue and Forth Crescent Road ends. These connections disperse movements across the local network and integrate the new neighbourhood with the existing urban area. The development also provides walking and cycling connections toward Saxbys Road/Deanwell Avenue, MacMurdo Avenue and Lambert Court, connecting residents with Deanwell School, Melville High School, existing public transport facilities and the wider Hamilton active

	mode network. The ITA (refer to Residential South – Appendix 16) identifies a combination of shared and separated facilities extending beyond the Site to complete those connections. The proposal equally provides for the future. The Masterplan contains a north-south higher order corridor which can ultimately form part of the wider SL1 Growth Cell transport network. The ITA records that the future minor arterial can initially operate in a reduced form, with the balance capable of being delivered when development of the wider SL1 Growth Cell occurs and the corridor ultimately connects Saxbys Road to Houchens Road. Provision is also made for long term public transport routing through this corridor. On this basis, it is considered that SL1 Residential South both integrates with existing roads, walking, cycling and passenger transport networks and actively safeguards the connections necessary to support future growth to the south. This is directly consistent with the outcomes sought by Policy 16.3.1.2.
Policy The timing and availability of planned funding for transport infrastructure	
16.3.1.3 The provision of transport infrastructure for any development or subdivision shall be managed in such a way that it takes into account the timing and availability of planned funding for transport infrastructure.	The proposal is considered consistent with Policy 16.3.1.3. The transport strategy has specifically been developed in recognition that the timing of major strategic infrastructure, most notably Hamilton Southern Links (HSL), remains uncertain. The ITA (refer to Residential South – Appendix 16) records that although HSL is an important long term component of the southern Hamilton transport network, its progression remains subject to future funding and delivery decisions. SL1 Residential South is therefore not premised on HSL being completed within a fixed timeframe. Instead, the proposal adopts a staged transport response under which infrastructure is progressively delivered as development occurs. The ITA identifies specific improvements to the Ohaupo Road corridor and surrounding intersections and ties these to residential development stages. These include widening the southbound

	dual lanes between Saxbys Road and Lambert Court, four-laning Ohaupo Road between Saxbys Road and Lambert Court, additional lanes on the Saxbys Road and Tomin Road approaches, morning-peak metering and the Lambert Court intersection upgrade. This staged approach allows the development to proceed on the basis of infrastructure that can reasonably be delivered by or in conjunction with the development, while retaining the ability to integrate with future strategic investment. It also avoids making occupation of the development dependent upon infrastructure whose funding and delivery timeframe sits outside the Applicant's control. Later development is subject to transport reassessment to confirm that the assumptions underpinning the ITA remain representative and to determine whether further mitigation or staging controls are required. Accordingly, the proposal has directly taken account of uncertainty around future publicly funded strategic transport investment and provides a practical interim and staged pathway in response. This is consistent with Policy 16.3.1.3.
<i>Objective - Integrating land use and transport: ensuring a pattern of land uses and a land transport system which is safe, effective and compatible</i>	
16.3.2 Land use and transport systems successfully interface with each other through attention to design, safety and amenity.	The proposal is considered consistent with Objective 16.3.2. The SL1 Residential South land use pattern and movement network have been developed together through the Masterplan. The location of residential areas, higher density housing, the neighbourhood commercial node, neighbourhood park, blue-green network and pedestrian and cycling connections has been coordinated with the road hierarchy to establish a neighbourhood in which transport performs both a movement and place making function. The Residential South proposal is also spatially integrated with the existing Hamilton urban area. It directly adjoins Glenview and Deanwell and will connect with those neighbourhoods through Saxbys Road, MacMurdo Avenue and Forth Crescent as well

	as through the proposed active mode network. The development therefore extends an established urban transport system rather than establishing a separate transport pattern within Waipā. The ITA (refer to Residential South – Appendix 16) confirms that the Residential Development adjoins established residential neighbourhoods and is connected to the surrounding network principally through Ohaupo Road, Collins Road, Saxbys Road, MacMurdo Avenue and surrounding local streets. Safety and amenity have also influenced the proposed road cross-sections, intersection treatments and active mode network. The proposed road environment is intended to operate at urban speeds appropriate to its residential function, while higher order roads and routes anticipated to carry greater cycling demand incorporate dedicated facilities. External mitigation addresses the identified effects of additional traffic on the wider network. Overall, the proposed residential development demonstrates a coordinated relationship between the intensity and pattern of land use and the function, design and capacity of the transport network. It is therefore consistent with Objective 16.3.2.
Policy Integrating land use and transport	
16.3.2.1 Development, subdivision and transport infrastructure shall be located, designed and managed to: (g) Minimise conflict on and across arterial routes and provide appropriate access; and (h) Include access that is safe and appropriate for all road users, including those with restricted mobility; and (i) Minimise the need for travel and transport where practicable; and (j) Facilitate travel demand management opportunities where practicable.	The proposal is considered consistent with Policy 16.3.2.1. The proposal has been designed so that individual dwellings do not rely on direct access to Ohaupo Road/SH3 or other strategic arterial corridors. Instead, access is channelled through the internal road hierarchy and connections to Saxbys Road, MacMurdo Avenue and Forth Crescent. This reduces potential conflicts between local frontage activity and the movement function of the strategic network. The masterplan also safeguards the future higher order north-south corridor through the wider growth cell, ensuring that local access and strategic movement functions can remain appropriately differentiated.

	Accessibility for all users is provided through an interconnected network of roads, footpaths, shared paths and dedicated pedestrian and cycling links. These routes connect residential areas with the neighbourhood commercial node, neighbourhood park, surrounding schools, existing residential neighbourhoods and public transport. The proposal therefore enables many everyday local trips to be undertaken without a private vehicle. The ITA (refer to Residential South – Appendix 16) specifically concludes that the SL1 Residential South development provides direct connections to schools, neighbourhood centres and public transport stops and supports short local trips without reliance on private vehicles. The development also facilitates travel demand management at a broader level. The ITA does not assume that all future travel demand will be met through increased road capacity. Rather, future development is underpinned by progressive mode shift, with walking, cycling and public transport forming integral components of the transport strategy. The site's proximity to existing employment, education, services and public transport, together with the proposed neighbourhood commercial node and active mode network, supports that approach. Accordingly, the masterplan appropriately manages access to higher order corridors, provides safe and accessible travel choices, enables shorter local trips and incorporates opportunities to manage future travel demand. It is consistent with Policy 16.3.2.1.
Policy Enhancing pedestrian safety	
16.3.2.2 To improve pedestrian safety in proximity to schools and other community facilities, and commercial areas including pedestrian frontage areas; the standard of pedestrian networks shall be enhanced to accommodate and encourage greater use.	The proposal is considered consistent with Policy 16.3.2.2. Pedestrian accessibility and safety are important components of the SL1 Residential South transport strategy, particularly given the development's relationship with Deanwell School, Melville High School, the proposed neighbourhood commercial node, neighbourhood park and existing public transport facilities.

	A connected pedestrian and cycling network is provided throughout the masterplan, including footpaths along streets, shared walking and cycling paths and dedicated pedestrian/cycling accessways through the development and open space network. These facilities provide direct and convenient alternatives to vehicle travel and reduce the need for pedestrians to rely solely on the carriageway network. The masterplan specifically identifies 6–8 m pedestrian and cycling accessways in addition to the street network. The proposal also includes off-site active mode improvements intended to complete connections between the Residential South and surrounding community facilities. These include shared paths toward Saxbys Road, MacMurdo Avenue and Lambert Court, a separated two-way cycle route on Deanwell Avenue, and connections to the existing Collins Road and wider Hamilton network. The ITA (refer to Residential South – Appendix 16) identifies staged delivery triggers for these facilities as pedestrian and cycling demand increases, including delivery of the MacMurdo Avenue connection and subsequent improvements along Deanwell Avenue. At the neighbourhood scale, the commercial node and neighbourhood park are embedded within the development and connected directly to the pedestrian network rather than being designed as vehicle dominated destinations. Overall, the proposal materially improves the standard and extent of pedestrian infrastructure serving the Site and surrounding area and encourages greater pedestrian use. It is therefore consistent with Policy 16.3.2.2.
Policy Safe roads	
16.3.2.3 Development and subdivision design and construction shall contribute to a safe road environment, by: (k) Providing safe and appropriate locations for vehicle entrances, driveways, pedestrian and cycle routes; and	The proposal is considered consistent with Policy 16.3.2.3. The development establishes a predominantly low speed residential road environment in which vehicle access, pedestrian and cycle routes and the hierarchy of streets are integrated. Individual residential accesses will principally be provided from local streets or rear

(l) Designing and locating transport networks, lighting, street furniture and landscaping to minimise conflict, maintain visibility, and provide for maintenance activities.	lanes, rather than directly from strategic or arterial roads, and dedicated active mode facilities are provided on higher-order corridors and where greater pedestrian or cycling demand is anticipated. The ITA (refer to Residential South – Appendix 16) has assessed the proposed internal road and intersection configuration against the applicable infrastructure design framework. Internal intersection spacing satisfies the relevant RITS requirements, with local intersections proposed as priority controlled intersections or compact roundabouts where appropriate. Final intersection designs are recommended to be undertaken in accordance with the relevant Austroads Guide to Road Design and Waikato Regional Infrastructure Technical Specifications through detailed design and engineering approval. The ITA also identifies that some individual vehicle crossings may technically depart from Hamilton ODP separation or sight-distance standards as a consequence of the proposed higher density subdivision form. However, these generally occur within the intended low speed urban environment and are not identified as giving rise to material safety concerns. Detailed design can maximise sight distance and optimise individual crossing locations. Landscaping, lighting and street furniture will be resolved through detailed landscape and engineering design and will need to maintain the sight lines and clear zones necessary for safe operation and maintenance. At a wider-network level, the ITA has considered existing crash patterns and proposes targeted intersection and active mode improvements in response. On this basis, the proposal provides an appropriate framework for a safe road environment and is consistent with Policy 16.3.2.3.
Policy Managing effects on character and amenity	
16.3.2.4	The proposal is considered consistent with the relevant direction of Policy 16.3.2.4. The Residential South will fundamentally change the Site from a rural environment to

Development, subdivision and transport infrastructure shall be located, designed and managed to: (m) Avoid, remedy, or mitigate adverse effects of transport on character and amenity; and (n) Facilitate opportunities to enhance character and amenity; and (o) Ensure that the outcomes sought in the Waipā Growth Strategy, Town Concept Plan 2010 Plans, and the Character Precinct statements in Section 6 – Commercial Zone of this Plan are achieved.	an urban residential neighbourhood and the transport network necessarily forms part of that change. However, the proposed streets have been designed as part of a comprehensively planned urban environment rather than solely as traffic corridors. The road hierarchy is integrated with the neighbourhood park, riparian corridor, stormwater reserves and wetlands, landscaped open space network and dedicated pedestrian and cycling routes. The collector and local road cross sections incorporate footpaths, active mode facilities, landscaping and, where appropriate, recessed parking, allowing the streets to perform an amenity and place function alongside their transport function. The low speed local street environment and provision of rear lanes in selected higher density areas also reduces the visual dominance of vehicle access and garaging in parts of the development. The proposal additionally creates opportunities to enhance amenity beyond the Site by extending walking and cycling infrastructure into the surrounding Hamilton network. The resulting transport system will therefore contribute to a connected and attractive urban neighbourhood rather than simply accommodating additional vehicle movements. Clause (o) is of more limited relevance given the Site's location and the absence of an applicable Town Concept Plan or Commercial Zone Character Precinct. Overall, the character and amenity effects associated with the new transport network are appropriately incorporated into the masterplan and the proposal is consistent with the relevant intent of Policy 16.3.2.4.
Objective - Maintaining transport network efficiency	
16.3.3 To maintain the ability of the transport network to distribute people and goods safely, efficiently and effectively.	The proposal is considered consistent with Objective 16.3.3. The scale of SL1 Residential South will generate a material increase in transport demand and this has been expressly recognised and assessed rather than assuming that the existing network can absorb the development without intervention. The ITA (refer to Residential South – Appendix 16) includes trip generation assessment, WRTM

	strategic modelling and detailed SIDRA intersection analysis of the surrounding network. The modelling identifies the Ohaupo Road/Saxbys Road/Tomin Road roundabout as the principal network constraint associated with SL1 Residential South. Subject to the identified infrastructure upgrades, the ITA concludes that development can be accommodated to the assessed threshold without unacceptable transport effects, with subsequent development requiring reassessment to confirm that the receiving environment and mitigation remain appropriate. The proposal therefore incorporates a staged programme of external transport works aligned with development. It also recognises that maintaining network efficiency is not achieved simply by providing additional general traffic capacity. Public transport, walking and cycling infrastructure are fundamental components of the staging framework and provide the means to increase person movement without an equivalent increase in private vehicle travel. This integrated and adaptive approach provides an appropriate basis for maintaining the safe and efficient distribution of people and goods as the Residential South develops and as the wider strategic transport network evolves. The proposal is therefore consistent with Objective 16.3.3.
Policy Effects of development or subdivision on the transport network	
16.3.3.1 Avoid, remedy or mitigate the adverse effects of development or subdivision on the operation and maintenance of the transport network, including from: (p) Traffic generation, load type, or vehicle characteristics; an (q) The collection and disposal of stormwater; and (r) Reverse sensitivity effects where development or subdivision adjoins existing and planned roads.	The proposal is considered consistent with Policy 16.3.3.1. The principal potential transport effect of SL1 Residential South is the additional travel demand generated by approximately 938 dwellings and the neighbourhood commercial node. This has been comprehensively assessed in the ITA (refer to Residential South – Appendix 16). The ITA identifies a staged package of mitigation. This includes improvements at the Ohaupo Road/Saxbys Road/Tomin Road roundabout, four-laning between Saxbys

	Road and Lambert Court, additional approach capacity, southbound metering and upgrading the Lambert Court intersection. Those works are tied to development stage triggers so that the effects associated with increasing traffic demand are addressed progressively. Provision for later transport reassessment also ensures that future development does not simply proceed on assumptions that may no longer reflect the receiving environment. Stormwater generated by the proposed transport network is addressed as part of the integrated site wide stormwater system. The masterplan provides a network of constructed stormwater ponds/reserves and dual purpose stormwater routes which sit alongside the transport and open space networks. Detailed road drainage will therefore form part of the wider treatment and attenuation response rather than discharging unmanaged runoff to the receiving environment. Reverse sensitivity effects are also relevant given the relationship of the wider SL1 area with Ohaupo Road/SH3 and the future HSL corridor. The SL1 Residential South layout does not rely on direct residential access to those strategic routes and the proposal has been designed in the context of their continued transport function. The development therefore manages its effects on the existing network while also avoiding unnecessary constraints on its future operation and upgrading. Overall, the proposal is consistent with Policy 16.3.3.1.
Policy Location of network utilities	
16.3.3.2 When significant alterations to existing utilities occur in the road reserve, or new network utilities locate in the road reserve, the network utilities must avoid, remedy, or mitigate impacts on: (s) The operation, renewal and development of the transport network; and (t) Existing and planned landscaping, tree planting, footpaths, lighting, bus bays, indented car parks, and any other amenity enhancements.	The proposal is considered consistent with Policy 16.3.3.2. The SL1 Residential South requires a comprehensive suite of new utilities within the proposed transport corridors, including water, wastewater, stormwater, electricity and telecommunications infrastructure. These networks form part of the coordinated infrastructure strategy for each stage of the development rather than being treated independently of the road layout.

	The masterplan establishes sufficiently defined road reserves and corridors within which transport infrastructure, utilities, footpaths, walking and cycling facilities, landscaping, lighting and other streetscape elements can be coordinated through detailed design. The Applicant's wider servicing strategy similarly provides for the staged delivery of internal roads, stormwater infrastructure, wastewater, water and utilities in conjunction with each development stage. Detailed utility locations will be resolved through engineering design and approval so as not to compromise road operation, future renewal, active mode infrastructure, landscaping or other streetscape functions. There is no aspect of the masterplan that would prevent this coordination from occurring. The proposal is therefore consistent with Policy 16.3.3.2.
<i>Objective - Provision of vehicle entrances, parking, loading and manoeuvring areas</i>	
16.3.4 The provision of adequate and well located vehicle entrances and parking, loading and manoeuvring areas that contribute to both the efficient functioning of the site and the adjacent transport network.	The proposal is considered consistent with Objective 16.3.4. Access has been considered at both the neighbourhood and individual lot scale. At the neighbourhood scale, the existing rural access arrangement will be replaced with a planned urban access framework comprising a new Saxbys Road intersection and extensions of MacMurdo Avenue and Forth Crescent. These connections feed into an internal hierarchy of collector and local roads and avoid direct residential access to the strategic Ohaupo Road corridor. At the individual lot scale, the masterplan includes a mixture of front loaded dwellings and rear loaded terrace housing served by rear lanes/rights of way. This allows access arrangements to respond to housing typology, street function and urban design considerations. The proposed rear lanes are identified as a specific component of the masterplan and provide an alternative to multiple direct vehicle crossings where appropriate.

	Parking and manoeuvring will be resolved in more detail as individual residential typologies and the neighbourhood node are developed. The ITA (refer to Residential South – Appendix 16) recognises that some front loaded dwellings may reverse directly onto local roads, but considers this an appropriate outcome in the intended low speed and low volume residential environment. Overall, the access framework appropriately balances the functional requirements of individual sites with safe and efficient operation of the wider transport network and is consistent with Objective 16.3.4.
Policy Location of vehicle entrances	
16.3.4.1 To maintain the safe and efficient functioning of adjoining roads and railways, vehicle entrances to all activities shall be located and formed to achieve safe sight lines and entry and egress from the site. In some locations, adjoining rail lines, State Highways, and the District’s Commercial Zones; vehicle entrances will be limited and will require assessment due to the complexity of the roading environment, or the importance of provision for pedestrians.	The proposal is considered consistent with the intent of Policy 16.3.4.1. The principal external access points have been deliberately located as part of the overall transport strategy. The existing access at 49 Saxbys Road is to be removed and replaced by a new intersection at 49B Saxbys Road, approximately 65 m west of the Saxbys Road/Deanwell Avenue intersection. The existing rural gates at MacMurdo Avenue and Forth Crescent will similarly be replaced by urban road extensions into S11 Residential South. Individual residential accesses will predominantly connect to low speed local roads or rear lanes rather than strategic roads. The ITA (refer to Residential South – Appendix 16) does identify potential technical departures from the Hamilton ODP vehicle crossing separation and sight distance standards, particularly for corner lots, sites adjoining intersections and inside curves. These are characteristic of the proposed higher density urban subdivision form rather than indicative of an inherently unsafe access strategy. The proposed local and collector roads are intended to operate at lower speeds, materially reducing required stopping sight distance. The ITA considers that the anticipated departures can be managed through detailed design, including

	maximising available sight distance and optimising crossing positions, and are not expected to result in material safety or operational effects. Accordingly, while detailed locations of individual crossings will continue to be refined, the overall access strategy protects the function of the surrounding road network and provides an appropriate level of safety for road users. It is consistent with Policy 16.3.4.1.
Policies Ensuring adequate parking, loading and manoeuvring areas on-site	
16.3.4.2 To maintain the efficient functioning of adjoining roads, all activities shall provide sufficient area on-site to accommodate the parking, loading and manoeuvring area requirements of the activity, except in the Residential Zone and Medium Density Residential Zone where the provision of on-site manoeuvring for dwellings is enabled within the setbacks.	The proposal is considered consistent with Policy 16.3.4.2. The proposed housing typologies provide for residential vehicle access and parking through a combination of front loaded lots, rear loaded terraces served by rear lanes and on-street parking distributed through the road hierarchy. This allows parking and access to be matched to the form and density of development rather than requiring a single approach across SL1 Residential South. The policy specifically recognises the different manoeuvring expectations applying to residential development. Consistent with that direction, the ITA (refer to Residential South – Appendix 16) identifies that some front-loaded terrace, duplex and detached dwellings may reverse directly onto adjoining roads. These lots will predominantly access local roads designed as low-speed environments, with relatively low traffic volumes and a high expectation of residential frontage activity. The ITA concludes that occasional reversing movements can occur safely in this context and are not expected to result in significant transport effects. The neighbourhood commercial node will require its own parking, servicing and manoeuvring response as its detailed development progresses. The masterplan nevertheless provides an appropriate transport framework within which those requirements can be accommodated without compromising the collector road or surrounding pedestrian environment. Overall, the proposal enables adequate parking

	and manoeuvring appropriate to the proposed activities and maintains the function of the adjoining network.
16.3.4.3 Activities that operate at different times and have adjoining sites may be able to share the use of the same parking spaces.	This policy is of limited relevance to the predominantly residential subdivision proposed. Residential parking will principally be associated with individual dwellings and therefore does not rely upon formal shared-parking arrangements between activities operating at different times. There may nevertheless be opportunities for efficient use of parking associated with the proposed neighbourhood commercial node, including use of on-street parking and any dedicated parking areas by different commercial or community activities over the course of the day. The detailed composition and parking requirements of that node will be determined through subsequent land use development. Nothing in the proposed masterplan precludes shared use where this is appropriate. The proposal is therefore not inconsistent with Policy 16.3.4.3.
16.3.4.4 Certain activities may be able to demonstrate through the provision of a travel plan, that staff or occupants of the activity can access the activity through alternative means of travel, thus reducing the necessity for car parks	The proposal is consistent with the intent of Policy 16.3.4.4. A site specific travel plan is not relied upon as the primary mechanism for reducing parking or managing residential travel demand. Instead, alternative means of travel are embedded structurally within the masterplan and transport strategy. SL1 Residential South includes a comprehensive walking and cycling network, connections to the established Hamilton active mode network and provision for future public transport routing through the site. Existing public transport services are already available in the surrounding Deanwell/Glenview area, including bus stops on Deanwell Avenue and Saxbys Road and the Glenview Bus Hub. The proposed internal road network is specifically designed so that bus services can ultimately route through the development. The ITA (refer to Residential South – Appendix 16) consequently does not assume unconstrained private vehicle growth and instead anticipates increasing public

	transport and active mode uptake as the development and surrounding transport network mature. This provides a more enduring travel demand response than reliance on a travel plan alone and is consistent with the underlying intent of Policy 16.3.4.4.
Policy On-site vehicle manoeuvring areas in the Residential Zone and Medium Density Residential Zone	
16.3.4.5 The requirement for dwellings to provide an on-site manoeuvring area may be dispensed with in specific and limited circumstances, where any adverse effects on safety can be avoided, remedied or mitigated.	The proposal is consistent with Policy 16.3.4.5. Some front loaded terrace, duplex and detached dwellings within SL1 Residential South will not provide sufficient on-site space for vehicles to enter and leave the property in a forward direction. The ITA (refer to Residential South – Appendix 16) therefore specifically considers the potential effects of vehicles reversing from residential lots onto the adjoining street. The ITA confirms that this is a typical and accepted outcome for higher density urban residential development. Most affected lots will access low speed local roads where traffic volumes and operating speeds are expected to be low and where drivers are accustomed to frontage activity. In that context, occasional reversing manoeuvres can occur safely and do not give rise to significant transport effects. Importantly, this approach is not proposed on arterial routes. The SL1 Residential South layout directs individual property access principally to local streets and rear lanes and does not rely upon direct residential crossings to Ohaupo Road/SH3. The circumstances in which on-site manoeuvring may not be provided are therefore appropriately limited and safety effects can be managed through the low-speed road environment and detailed design. This is consistent with Policy 16.3.4.5.
Policy Encouraging the adaptive re-use of heritage items	

16.3.4.6 To achieve the adaptive re-use of heritage items, as listed in Appendix N1, a reduction in the requirement for vehicle entrances, and on-site loading space and manoeuvring areas can be considered where these cannot practicably be incorporated on-site due to the location of the heritage item on the site and the size of the site.	N/A – The proposal does not involve the adaptive reuse of a heritage item listed in Appendix N1 and does not seek a reduction in access, loading or manoeuvring requirements for that purpose.
Objective - Minimising adverse effects of the transport network	
16.3.5 The transport network can have effects on the adjacent environment that must be mitigated through design.	The proposal is considered consistent with Objective 16.3.5. The transport network is one component of a comprehensively planned residential development and has been spatially integrated with the site's open-space, landscape, stormwater and ecological networks. The Masterplan shows the road hierarchy alongside the proposed riparian corridor, stormwater ponds and reserves, neighbourhood park and active-mode network, allowing transport infrastructure and environmental mitigation to be considered together. Transport effects beyond the Site have similarly been assessed and responded to. The ITA identifies the additional traffic demand generated by Residential South, assesses effects on the principal surrounding intersections and establishes staged transport improvements to maintain network performance and safety. Public transport and active-mode infrastructure are also used to reduce the extent to which future growth translates directly into additional private-vehicle movements. The physical effects of constructing the road network, including earthworks, stormwater runoff, landscape integration and the relationship with freshwater features, are addressed through the wider technical package and site-wide management response. The proposal therefore recognises rather than disregards the environmental effects of transport infrastructure and incorporates design and mitigation measures to address them. It is consistent with Objective 16.3.5.
Policy Natural environment	
16.3.5.1 Transport infrastructure, including its layout within a development and subdivision, shall be designed and located to avoid, remedy or mitigate adverse effects on the adjacent environment, having regard to stormwater collection, treatment and disposal, earthworks, noise and the landscape areas identified within this Plan and on the Planning Maps.	The proposal is considered consistent with Policy 16.3.5.1. The Residential South transport network has been designed as part of the wider masterplanned environmental response rather than independently of the site's physical and ecological characteristics. The road hierarchy is coordinated with the upper Mangakōtukutuku Stream/riparian corridor, stormwater treatment system, open spaces and proposed pedestrian and cycling network.

	In particular, the Masterplan provides constructed stormwater ponds and reserves, a riparian corridor and dual-purpose stormwater routes alongside the proposed road network. Road runoff will therefore be incorporated into the integrated stormwater-management system rather than being discharged without treatment or attenuation. Earthworks required for formation of the road network are likewise addressed as part of the site-wide earthworks and erosion and sediment-control response. The upper Mangakōtukutuku Stream and associated riparian corridor will be retained and enhanced and stormwater will be treated and attenuated prior to discharge. Landscaping and streetscape treatment will further integrate the new transport corridors within the proposed urban environment. Accordingly, the location and design of the transport network have been considered in conjunction with stormwater, earthworks, ecological and landscape outcomes, and the relevant effects can be appropriately avoided, remedied or mitigated. The proposal is consistent with Policy 16.3.5.1.
Policy Noise and vibration	
16.3.5.2 Noise sensitive activities, adjacent to strategic roads, including State Highways, collector roads in the Rural Zone and Large Lot Residential Zones, and railway lines; will require acoustic attenuation to ensure the continuation of the ability to achieve acoustic privacy.	The policy is relevant because Residential South will introduce noise-sensitive residential activities into an area influenced by the wider strategic transport network, including Ohaupo Road/SH3 and the planned Hamilton Southern Links network. The policy does not seek to prevent noise-sensitive development in these locations, but rather to ensure that an appropriate acoustic environment is achieved so that strategic transport corridors can continue to perform their function without giving rise to unacceptable amenity or reverse-sensitivity effects. The Residential South Masterplan assists in managing this interface by avoiding direct individual residential access to the State Highway and integrating the development through the internal road hierarchy and existing local street network. The detailed acoustic effects of the strategic transport network on proposed dwellings, and any building or site-design measures required to achieve appropriate internal amenity, are addressed through the acoustic assessment and associated consent response accompanying the application. Subject to implementation of the recommended acoustic mitigation where required, the proposed residential activities can coexist with the continued operation and future development of the adjoining strategic transport network. The proposal is therefore considered consistent with the intent of Policy 16.3.5.2.

Section 18.3 - Financial Contributions

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<i>Objective - Planned, financed growth</i>	
Objective 18.3.1 To ensure that the adverse environmental effects on the District's network infrastructure are addressed in order to cater for the additional demand generated by new development or subdivision.	A private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Policy Early recognition of costs	
18.3.1.1 The adverse environmental effects of development or subdivision that can be addressed by requiring a financial contribution, shall be clearly identified at the planning and consenting stage of the development or subdivision.	A private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Policy Planned growth	
18.3.1.2 To ensure that planned growth is adequately financed by taking financial contributions up to 10 years in advance of Council undertaking infrastructure works for Council provided infrastructure.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Policy Recovering historical costs	
18.3.1.3 In circumstances where Council has already undertaken capital expenditure on its infrastructure networks, the capacity of those infrastructure networks which is consumed by a proposed development or subdivision shall be recovered by taking financial contributions.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
<i>Objective - Equitable sharing of costs</i>	
Objective 18.3.2 To ensure that there is a fair and reasonable share of the costs of upgrading or providing new infrastructure to meet demands generated by the development or subdivision, and to enable future growth.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.

Policy Costs to developers	
18.3.2.1 Requiring payment of the total cost of new and off-site infrastructure associated with the development or subdivision; including linkages, where the additional infrastructure is required solely to serve the proposed development or subdivision.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Policy Contribution to consumption of installed infrastructure capacity	
18.3.2.2 Requiring a contribution towards any previous upgrading of off-site infrastructure when a new development or subdivision will utilise installed infrastructure capacity.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Policy Costs relating to effects	
18.3.2.3 Ensuring that the amount of financial contribution required reasonably reflects the cost of avoiding, remedying or mitigating the adverse effects.	Given the proposed growth is outside planned growth within Waipa, a private development agreement is being progressed and is expected to cover any relevant financial or development contribution (but not both) as part of this process.
Objective - Heavy vehicle impact fee	
Objective 18.3.3 To ensure the community is adequately protected from any unpredictable adverse effects of heavy vehicles on the District's road network due to land use activities.	N/A.
Policy To make provision for a heavy vehicle impact fee	N/A.
18.3.3.1 A heavy vehicle impact fee will be required where a development creates adverse effects on the District's road network which:	N/A.

(a) Requires the construction or upgrading of any routes or other infrastructure for vehicles and pedestrians off the site; and/or (b) Generates increases in heavy traffic which are likely to lead to infrastructure renewal being required earlier than planned in Council's Long Term Plan.	
Section 19.3 - Hazardous Substances and Contaminated Land	
<i>Objective - Hazardous substances and facilities: prevention or mitigation of adverse environmental and human health effects and minimisation of risk</i>	
Objective 19.3.1 To avoid or mitigate the risks of adverse effects created by the transport, use, storage and disposal of hazardous substances and/or the management of hazardous facilities on the environment.	N/A.
Policy Management of adverse effects of hazardous facilities	
19.3.1.1 To ensure that hazardous facilities are designed, located, constructed and operated to avoid or mitigate adverse effects, including minimising risks to human health and the environment.	N/A.
Policy Location of hazardous facilities	
19.3.1.2 To ensure that the establishment of hazardous facilities are prevented where the risks created by the facilities cannot be adequately avoided or mitigated, when having regard to: (a) Surrounding land use activities; and (b) The sensitivity of the surrounding natural environment; and (c) Potential future use of adjacent land areas where these areas have been identified by Council as suitable for growth; and (d) The potential for sensitive land uses anticipated by the zone; and	N/A.

(e) The cumulative effects of activities involving the use of hazardous substances; and (f) The potential for effects from hazards such as flooding or unstable ground. Advice Note: Please also refer to the objectives and policies of the zone, in particular consistency of the proposal with the objectives and policies of the zone in which it is locating.	
Policy Transport and disposal of hazardous substances and waste	
19.3.1.3 To ensure that hazardous substances and hazardous waste are transported and disposed of using methods and facilities which: (a) Are specifically designed to handle the disposal of hazardous substances; and (b) Use techniques that avoid adverse effects on human health and the environment.	N/A.
Policy Risk management for hazardous facilities	
19.3.1.4 To ensure that all hazardous facilities have emergency contingency plans and/or strategies capable of avoiding, remedying or mitigating adverse environmental or human health effects upon failure of a facility, primary storage device, or accidental spill or release during handling or transfer.	N/A.
Objective - Managing risks of potentially contaminated land	
Objective 19.3.2 To ensure that significant risks to human health and the environment posed by potentially contaminated land are identified and addressed as part of development, or change of use.	The proposal is considered consistent with Objective 19.3.2. A Preliminary Site Investigation and Detailed Site Investigation (refer to Residential South - Appendix 21) confirm that the Site is a 'piece of land' under the NESCS, with elevated heavy metals and asbestos identified in parts of the Site. Contamination is principally

	associated with historical farming activities, former buildings and localised activity areas, while elevated cadmium is more widely distributed in shallow pasture soils. Earthworks and remediation will be undertaken in accordance with the Remedial Action Plan and Contaminated Site Management Plan (refer to Residential South - Appendix 22). These provide for supplementary delineation where required, controlled excavation and handling, off-site disposal where necessary, validation sampling, management of residual and unexpected contamination and preparation of a Site Validation Report. Subject to these measures, contaminated soils can be appropriately remediated and managed so that the proposed residential use does not result in unacceptable risks to human health or the environment.
Policy Investigation of potentially contaminated land	
19.3.2.1 To ensure that development sites that have a history of land use that may have resulted in contamination of the soil shall be subject to a preliminary site investigation to confirm whether further investigation, remediation or management is required. This will ensure that the land is suitable for the intended exposure to humans and the environment. Advice Note: For the effects on human health the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 must be followed.	The Site has been investigated through a Preliminary Site Investigation and Detailed Site Investigation (refer to Residential South - Appendix 21), which identify the nature and distribution of contamination associated with historical land uses. The findings have directly informed the Remedial Action Plan and Contaminated Site Management Plan (refer to Residential South - Appendix 22), including requirements for delineation, excavation, disposal, validation and unexpected-contamination procedures. This provides an appropriate basis to manage the identified risks before and during development and is consistent with Policy 19.3.2.1.
<i>Objective - Managing risks of contaminated land</i>	
Objective 19.3.3 To ensure that unacceptable risk to human health and the environment posed by remediation, development, use and redevelopment of contaminated land is prevented or mitigated.	The proposal is considered consistent with Objective 19.3.3. The Detailed Site Investigation (refer to Residential South – Appendix 21) identifies heavy metals and asbestos requiring management for the proposed residential use. The Remedial Action Plan and Contaminated Site Management Plan (refer to Residential South – Appendix 22) establish the remediation, soil-handling, disposal, validation and

	reporting measures necessary to ensure that residual contamination does not present an unacceptable risk to residents, construction workers, groundwater, surface water or the wider environment. A Site Validation Report will confirm the outcome of remediation.
Policy Avoid or mitigate of adverse effects of contaminated land	
19.3.3.1 By ensuring that all development, use, and redevelopment of land affected by soil contamination avoids, remedies or mitigates adverse effects and risk on human health.	Development of the Site will be undertaken in accordance with the Detailed Site Investigation and the Remedial Action Plan/Contaminated Site Management Plan (refer to Residential South - Appendices 21 and 22). Identified contaminated soils will be delineated, excavated and either appropriately reused or disposed of off-site as specified, with validation sampling undertaken to confirm that the Site is suitable for its intended residential use. Unexpected contamination procedures and controls on soil handling, dust and runoff will also apply during earthworks. These measures appropriately avoid or mitigate adverse effects from contaminated land and are consistent with Policy 19.3.3.1.
Policy Management measures for contaminated land	
19.3.3.2 By ensuring that management measures for contaminated land, that provide for remediation, management, or disposal of contaminated soil, ensure that the level of contamination is appropriate for any proposed future use of the land.	A Preliminary Site Investigation and Detailed Site Investigation have been undertaken, refer to Residential South – Appendix 21 . The investigation confirms, with appropriate recommendations in place, that the site is appropriate for its intended use.
Policy Risk management for use of contaminated land	
9.3.3.3 By ensuring that exposure from the on-going use of land affected by soil contaminants is managed in a way that prevents or mitigates any adverse effects on human health.	A Preliminary Site Investigation and Detailed Site Investigation have been undertaken, refer to Residential South – Appendix 21 . The investigation confirms, with

Advice Note: For the effects on human health the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 must be followed.	appropriate recommendations in place, that the site is appropriate for its intended use.
Section 20.3 - Health and General Amenity	
<i>Objective - Air and water quality</i>	
Objective 20.3.1 To maintain and where possible improve existing air and water quality.	N/A.
Policy Contain adverse effects	
20.3.1.1 To ensure that activities avoid, remedy or mitigate nuisance effects beyond the boundary of the site and on any water bodies in order to maintain and enhance amenity and a healthy and safe environment.	The proposal is considered consistent with Policy 20.3.1.1. Construction dust, sediment, noise and vibration will be controlled through the relevant construction and earthworks management plans (refer to Residential South – Appendix 28 and 32). Contaminated soils will be managed through the project-specific remediation framework to prevent uncontrolled discharge or exposure. Operational stormwater will be treated through an integrated system incorporating source controls, on-lot retention or soakage, conveyance and six constructed wetlands before controlled discharge to the Mangakōtukutuku catchment. Riparian restoration and ecological planting will provide additional treatment and habitat functions. Together, these measures contain and appropriately manage nuisance and water-quality effects generated by the development.
Policy Reduce carbon dioxide discharges	
20.3.1.2 Encourage the reduction of discharges, particularly of carbon dioxide, to air from vehicle emissions and heating sources through encouraging development and subdivision to address strategic settlement pattern, urban design and integrated transport objectives, policies and rules.	The proposal supports the direction of Policy 20.3.1.2 by establishing a compact residential neighbourhood contiguous with Hamilton and providing practical alternatives to private vehicle travel. The connected walking and cycling network links the Site with Deanwell, Glenview, Resthills Park, schools, local shops and the wider

	active-mode network, while the collector-road design provides for future public transport services. A mix of higher-density housing typologies also enables more households to locate close to existing urban services and employment. While vehicle travel will remain an important mode for residents, the land-use and transport pattern provides greater opportunity to reduce trip lengths and support walking, cycling and public transport over time.
Objective - Artificial lighting and reflected glare	
Objective 20.3.2 To avoid, remedy or mitigate adverse effects from artificial lighting and reflected glare from buildings or building materials.	The proposal is considered consistent with Objective 20.3.2. External lighting will be required for safe streets, paths, public spaces and residential activity, but will be designed and located to minimise unnecessary spill and glare beyond the areas requiring illumination. Particular consideration has been given to long-tailed bats using the wider gully and riparian network. The Bat Management Plan (refer to Residential South – Appendix 23) provides for bat-sensitive lighting, including appropriately directed and shielded fittings, warm-colour lighting and limits on illumination at relevant ecological interfaces. The layout, riparian planting and landscape buffers provide further separation. These measures provide an appropriate framework to manage lighting effects on both neighbouring activities and ecological values.
Policy Artificial lighting	
20.3.2.1 To ensure that artificial lighting is installed and utilised so as to avoid, remedy or mitigate adverse effects on adjoining and adjacent properties and roads.	Future lighting will be designed to provide safe and functional illumination while avoiding or minimising spill and glare beyond the Site and into sensitive ecological areas. The Bat Management Plan (refer to Residential South – Appendix 23) requires bat-sensitive lighting controls at relevant interfaces, while the subdivision layout and landscape planting provide additional screening and separation. Detailed lighting

	design will be addressed through the consent and engineering framework. The proposal is therefore considered consistent with Policy 20.3.2.1.
Policy Glare from buildings	
20.3.2.2 To minimise reflective glare from buildings.	The proposal is considered consistent with Policy 20.3.2.2. The proposed residential development is not anticipated to generate significant reflective glare effects. Building materials and finishes will be managed through the Design Guidelines (refer to Residential South - Appendix 9), which provide a framework for achieving a coherent and high-quality built environment and avoiding inappropriate or visually dominant material treatments. The residential scale of development, together with building setbacks, landscaping and the orientation and separation of buildings, will further limit the potential for reflected light to adversely affect adjoining properties, roads or public spaces. Accordingly, reflective glare from buildings can be appropriately managed and no significant adverse glare effects are anticipated, consistent with Policy 20.3.2.2.
Objective - Maintenance of buildings, sites and infrastructure	
Objective 20.3.3 To ensure that buildings, sites and infrastructure are maintained.	N/A.
Policy Maintaining amenity values	N/A.
20.3.3.1 To ensure that buildings, sites and infrastructure are maintained and do not detract from amenity values or result in any adverse effects on roads.	N/A.
Volume 1: Part F – District Wide Natural and Cultural Heritage	
Section 22.3 - Heritage and Archaeology	
Objective - Protecting archaeological heritage	

Objective 22.3.4 To maintain the archaeological heritage of the District.	The proposal is considered consistent with Objective 22.3.4. The Archaeological Assessment (refer to Residential South - Appendix 25) identifies no recorded archaeological sites within the application area and does not identify a requirement for an archaeological authority on the basis of the currently known resource. Nevertheless, earthworks will be subject to an accidental discovery protocol so that any previously unidentified archaeological or kōiwi material encountered during construction is appropriately protected and managed in consultation with the relevant parties.
Policy Management of effects on Archaeological Sites	As above.
22.3.4.1 To manage effects on archaeological sites at the time of development and subdivision.	As above.
<i>Objective - Protecting cultural sites</i>	
Objective 22.3.5 To protect the integrity of Waipā's cultural sites from inappropriate subdivision, use and development and give effect to Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River by identifying and recording cultural items.	The proposal is considered consistent with Objective 22.3.5. No cultural sites identified in the District Plan are recorded within the Site; however, the wider landscape has important cultural relationships for tangata whenua. These have been addressed through the SL1 Tangata Whenua Working Group and Cultural Impact Assessment (Residential South - Appendix 24). Ongoing engagement has informed the riparian, ecological, stormwater and landscape response and provides for opportunities for cultural monitoring, narratives and kaitiakitanga. Accidental discovery procedures also provide protection should previously unidentified cultural or archaeological material be encountered during earthworks.
Policy Protection of cultural sites	As above.

22.3.5.1

To retain the integrity of cultural sites (Appendix N2) and give effect to the Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River, by requiring all development, in particular earthworks, buildings, access, and wastewater systems and their disposal fields to be set back from cultural sites.

As above. No known cultural sites.

Section 24.3 - Indigenous Biodiversity

Objective - Managing effects on district wide indigenous biodiversity

Objective 24.3.1

To maintain and enhance the existing level of biodiversity within the District.

As outlined above, the EclA included at **Residential South - Appendix 23** concludes that the development will have positive effects on ecological value in terms of vegetation, habitat and freshwater features.

Following implementation of the proposed avoidance, minimisation, remediation and mitigation measures, the EclA assesses the ecological effects of the proposal as ranging from very low to moderate. Most effects, including those relating to vegetation, birds, lizards, wetlands, earthworks, stormwater, artificial watercourses and indigenous freshwater fish, are expected to reduce to low or very low.

The exception is the permanent loss of moderate-value long-tailed bat habitat, which remains a moderate residual adverse effect because it cannot be fully mitigated within the site. Ecological compensation is therefore required to address this residual effect. Subject to the implementation of a compensation package that is commensurate with the residual bat-habitat effect, together with compliance with the ecological management plans and proposed consent conditions, the ecological effects of the proposal are considered capable of being appropriately managed.

The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity, particularly through riparian planting, stormwater wetland planting and esplanade provision at the northern tributary.

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	The application of effects management measures to manage effects on indigenous fauna and habitat has been outlined in specific management plans including an lizard management plan (LMP), bat management plan (BMP), a fish management plan (FMP), and bird management plan (BiMP) and a wetland management plan. Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration. The development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report at Residential South Planning Attachment 2 and the Cultural Impact Assessment at Residential South – Appendix 24; The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity; Potential impacts on indigenous fish which may reside within the existing farm drains will be managed in accordance with the proposed Fish Management Plan; Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration; and The effects on long-tailed bats are acknowledged and managed through a Bat Management Plan, including Department of Conservation protocols and lighting design to avoid disruption. The SL1 Residential South development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report and the Cultural Impact Assessment.
Policy	

Maintenance and enhancement of indigenous biodiversity	
24.3.1.1 To achieve the maintenance and enhancement of indigenous biodiversity values in the District by ensuring that removal of indigenous vegetation or disturbance of wetland areas only occurs where: (a) Connectivity to link core habitats along biodiversity corridors is supported; and (b) Sensitive sites remain buffered from intensive land use, development and subdivision; and (c) Habitat is retained for at risk and threatened indigenous species; and (d) Customary activities do not adversely affect at risk or threatened indigenous species; and (e) Consideration has been given to opportunities that contribute to no net loss at a regional scale.	As above.
Policy Indigenous vegetation removal for tracks	
24.3.1.2 To ensure that the effects of indigenous vegetation removal for the creation of new tracks is remedied or mitigated in accordance with the identified indigenous biodiversity values of the area.	N/A.
Policy Te Awa cycleway	
24.3.1.3 To provide for the removal of indigenous vegetation for the construction of the Te Awa cycleway where the indigenous biodiversity values and connectivity are appropriately avoided, remedied or mitigated.	N/A.
Policy Sustainable harvesting of indigenous vegetation	

24.3.1.4 To provide for sustainable harvesting of indigenous vegetation where the indigenous biodiversity values and ecological characteristics of the area are maintained or enhanced.	N/A.
Policy Conservation activities	
24.3.1.5 Conservation activities that require minor disturbance or removal of indigenous vegetation are enabled.	N/A.
Policy Removal of manuka or kanuka	
24.3.1.6 To provide for the removal of small amounts of manuka or kanuka on a sustainable basis.	N/A.
Policy Electricity transmission and distribution	
24.3.1.7 To provide for appropriate management of indigenous vegetation in accordance with the National Environmental Standard for Electricity Transmission.	N/A.
Policies Non-regulatory methods	
24.3.1.8 To encourage planting of indigenous vegetation to enhance indigenous biodiversity values.	N/A.
24.3.1.9 To ensure stock and pests are appropriately managed.	N/A.

24.3.1.10

To promote enhancement of indigenous biodiversity in the District through a range of both regulatory and non-regulatory methods.

Advice Note: Please refer to Environmental Benefit Lot Rules 15.4.2.50 to 15.4.2.55.

The proposal is considered consistent with Policy 24.3.1.10, as it will provide substantial opportunities to enhance indigenous biodiversity within what is presently a highly modified pastoral environment. The ecological response extends beyond simply managing adverse effects and incorporates restoration and habitat enhancement as an integral part of the Residential South masterplan.

The proposal includes approximately 4.6 ha of habitat enhancement and restoration planting, including indigenous riparian planting associated with the Mangakōtukutuku Stream and wider blue-green network. Wetland B will be retained and protected, while the loss of approximately 285 m² of degraded Wetland A will be addressed through the establishment of approximately 348 m² of compensatory indigenous wetland habitat. Additional measures include enhancement of freshwater and riparian habitat, indigenous planting associated with stormwater wetlands and open spaces, and habitat enhancement and compensation for residual effects on long-tailed bats.

These measures will increase the extent and quality of indigenous vegetation and habitat within the Site and improve ecological connectivity through the wider landscape. The proposed ecological management plans will provide for the establishment and ongoing management of these areas. Accordingly, the proposal will make a positive contribution to the enhancement of indigenous biodiversity within the District, consistent with Policy 24.3.1.10.

Section 26.3 - Lakes and Water bodies

Objective - Protecting the natural character of lakes and water bodies and their margins, from inappropriate use, and development

26.3.1

Ensure that activities that occur on and adjacent to lakes and water bodies are managed to avoid, and where possible enhance, natural character and water quality.

The proposal is considered consistent with Objective 26.3.1. The Site contains the upper Mangakōtukutuku Stream, artificial farm drains and two natural inland wetlands within a highly modified pastoral environment. The masterplan retains and

	enhances the Stream and key drainage corridors as part of an integrated blue-green network and protects the higher-value floodplain Wetland B from direct works. Parts of the artificial drain network will be reclaimed or modified, but hydraulic connectivity is maintained through retained corridors, culverts, stormwater conveyance and defined overland flow paths. Fish salvage and relocation will occur before affected drains are modified, with fish passage provided where required. The unavoidable loss of degraded Wetland A is addressed through new indigenous wetland habitat and long-term restoration management. Stormwater treatment, attenuation, riparian planting and ecological restoration will improve the functioning and landscape expression of water and vegetation within the completed neighbourhood. In this context, effects on natural character and freshwater ecology are appropriately managed while meaningful restoration and enhancement are provided.
Policy Ensuring activities are setback from lakes and water bodies	
26.3.1.1 To ensure that adverse effects on public access to lakes and water bodies, and on the natural character and quality of the water in lakes and water bodies are avoided, through establishing setbacks for a range of activities that may cause adverse effects, except within the Karāpiro and Arapuni Hydro Power Zone.	The adoption of appropriate controls and setbacks has informed the master planning process, with the riparian corridor creating protection for the water bodies that dissect the site. Limited direct public access to the stream bed and water bodies is anticipated, however maintenance paths and the like are provided to facilitate passive amenity enjoyment of these spaces.
Policy Managing effects	
26.3.1.2 Buildings, paved areas and wastewater treatment systems shall be located to avoid, remedy or mitigate adverse effects on remnant areas of indigenous flora and fauna, including, significant natural areas, peat lakes, and wetlands.	The masterplanning process has located built form, paved areas and wastewater treatment systems so they are sympathetic to the context, and seek to avoid direct impact on any indigenous biodiversity or wetlands.

Policy Customary activities	
26.3.1.3 To enable customary activities to be undertaken within and adjacent to the lakes and water bodies of the District	Extensive consultation with Tangata Whenua has been undertaken as part of the preparation of the Southern Links 1 substantive application, as further detailed in the Engagement and Consultation Report included at Residential South Planning Attachment 2. A Cultural Impact Assessment (refer to Residential South – Appendix 24) and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura. Opportunities for customary activities are intertwined into the riparian planting and ecological outputs onsite. This supports both environmental outcomes and cultural wellbeing.
Policy Managing ecological effects	
26.3.1.4 To ensure that users undertaking activities on the surface of lakes and water bodies and within their margins do not adversely affect water quality, or significant natural areas, other indigenous vegetation, or habitats of significant indigenous fauna.	As above, the EclA included at Residential South – Appendix 2 concludes that the development will have positive effects on ecological value in terms of vegetation, habitat and freshwater features. The Mangakotukutuku Stream, and upper tributary and farm drain reclamation all promote a positive ecological response to avoidance, whereby seeking to improve the water quality of the water bodies within the subject site and the opportunity for passive enjoyment of them. The development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report at Residential South Planning Attachment 2 and the Cultural Impact Assessment at Residential South – Appendix 24; Any potential impacts on indigenous fish which may reside within the existing farm drains will be managed in accordance with the proposed Fish Management Plan;

	The SL1 Residential South development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report and the Cultural Impact Assessment.
Policy Recreational activities	
26.3.1.5 To enable recreation activities adjoining lakes and water bodies, and ensure that they do not have adverse effects on the health and well-being of lakes and water bodies.	The esplanade vesting of the upper tributary of the Mangakotukutuku Stream and farm drains will support informal passive recreation opportunities in perpetuity within the site and as it relates and connects to the exiting gully network in Hamilton.
Policy Enhancing natural character	
26.3.1.6 Promote the restoration and enhancement of the natural character of lakes, water bodies and their margins.	The proposal provides substantial opportunities to restore and enhance the natural character of the Site's water bodies and their margins and is considered consistent with Policy 26.3.1.6. The existing freshwater environment is highly modified, comprising the upper Mangakōtukutuku Stream, straight artificial farm drains and small wetlands within intensively managed pasture. The masterplan establishes a coherent blue-green network incorporating the retained and enhanced Stream, riparian corridors, indigenous planting, stormwater wetlands and open space connections. Riparian restoration and planting will increase indigenous vegetation, provide aquatic and terrestrial habitat and improve ecological connectivity. Although the constructed stormwater system necessarily has an engineered function, the wetlands, planted margins and stream reserve provide a much stronger expression of water and vegetation than the existing modified drainage environment. Overall, the proposal combines functional stormwater management with ecological and landscape restoration to enhance the natural character and ecological values of water bodies and their margins.

Policy Good practice: lakes, water bodies and wetlands	
26.3.1.7 To promote good land use practice adjoining lakes, water bodies and wetlands; including promoting the value of wetlands for both their biodiversity importance and the ecological services they provide (e.g. controlling sediment and nutrients runoff from intensively managed land)	The proposal is considered consistent with Policy 26.3.1.7. Construction near water bodies and wetlands will be managed through the Earthworks Management Plan (refer to Residential South – Appendix 32), erosion and sediment controls, ecological management plans and geotechnical/groundwater monitoring. These measures will minimise sediment, contaminant and hydrological effects during the works. Operationally, the stormwater treatment train, riparian planting, constructed wetlands and long-term maintenance framework provide ongoing protection for receiving waters. Buildings and infrastructure are arranged around the retained Stream and blue-green network, with appropriate setbacks and public open-space interfaces. Together, these measures represent good land-use practice adjoining water bodies and wetlands.
Policy Good practice: peat lakes	
26.3.1.8 Promote good land use practice adjoining peat lakes including promoting less intensive land uses, maintaining and enhancing peat lake surrounds, and promoting the re-routing of drains into peat lakes.	N/A.
<i>Objective - Managing conflict on the surface of the water</i>	
26.3.2 To avoid, remedy, or mitigate conflict between users of the surface of the water.	No conflict is anticipated with the implementation of best practice conditions and management plans to manage any erosion and sediment control.
Policy Public safety	
26.3.2.1	N/A.

All activities on lakes and water bodies must maintain and enhance public safety.	
Policy Managing adverse noise effects	
26.3.2.2 Minimise adverse noise effects on adjoining land uses from motorised activities undertaken on the surface of the water and the margins of lakes and rivers.	N/A.
Policy Effects on lake levels	
26.3.2.3 All activities on lakes and water bodies and their margins must recognise and provide for fluctuating water levels as determined by Waikato Regional Council as a result of hydro electricity generation and operating easements on Lake Karāpiro and Lake Arapuni.	N/A.

5.0 Hamilton City District Plan

The strategic Framework provisions in Chapter 2 of the Hamilton City District Plan are assessed below:

Provision	Comment
Chapter 2: Strategic Framework	
2.2 Objectives and Policies: Strategic Framework	
Objective 2.2.1 Resource management priorities are developed in partnership with mana whenua.	The proposal is considered consistent with Objective 2.2.1. Mana whenua have been actively involved in the development of the proposal through the SL1 Tangata Whenua Working Group, which includes representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, Ngaati

	Apakura and Waikato-Tainui. This engagement has provided an ongoing forum for mana whenua to identify relevant cultural values, priorities and resource management matters associated with the wider SL1 Growth Cell and Residential South. The Cultural Impact Assessment (refer to Residential South - Appendix 24) further identifies the relationships of tangata whenua with the whenua, wai and wider cultural landscape and has informed the planning and design response. In particular, mana whenua input has influenced the treatment of the Mangakōtukutuku Stream and associated waterways, stormwater management, riparian restoration and indigenous planting, together with opportunities for cultural expression and the ongoing exercise of kaitiakitanga. The engagement undertaken is therefore more than consultation on a completed proposal. Mana whenua have been involved in identifying relevant values and shaping the environmental and cultural response as the development has progressed. Continued involvement through implementation and environmental management will provide further opportunities for mana whenua priorities to be reflected in the development. Accordingly, the proposal is considered to give effect to the partnership-based approach sought by Objective 2.2.1.
Policy 2.2.1a The relationship mana whenua have with the City is recognised and promoted.	The proposal is considered consistent with Policy 2.2.1a. The relationship of mana whenua with the Site and the wider Hamilton area has been recognised through ongoing engagement with the SL1 Tangata Whenua Working Group, comprising representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, Ngaati Apakura and Waikato-Tainui. This engagement has provided a mechanism for mana whenua values, aspirations and mātauranga to inform the development of Residential South. The Cultural Impact Assessment (refer to Residential South - Appendix 24) identifies the cultural relationships with the whenua, wai and wider ancestral landscape and

	has informed the proposal, including the treatment of the Mangakōtukutuku Stream and associated waterways, riparian restoration, indigenous planting, stormwater management and opportunities for cultural expression and kaitiakitanga. The proposal also provides for continued mana whenua involvement through implementation and environmental management. Accordingly, the Residential South proposal recognises and provides practical opportunities to maintain and strengthen the relationship of mana whenua with the area, consistent with Policy 2.2.1a.
Policy 2.2.1b Development considers effects on the unique mana whenua relationships, values, aspirations, roles and responsibilities with respect to an area.	The proposal is considered consistent with Policy 2.2.1b. The effects of the Residential South proposal on the relationships, values, aspirations, roles and responsibilities of mana whenua have been specifically considered through ongoing engagement with the SL1 Tangata Whenua Working Group and preparation of the Cultural Impact Assessment (refer to Residential South - Appendix 24). This process has identified the importance of the whenua, wai and wider ancestral landscape, including the Mangakōtukutuku Stream and its relationship with the Waikato River catchment, and has informed the design and environmental management of the development. The proposal incorporates measures including retention and enhancement of the stream and riparian corridor, indigenous planting and ecological restoration, integrated stormwater management and opportunities for cultural expression. It also provides for continued mana whenua involvement in implementation and monitoring, supporting the ongoing exercise of mana whakahaere and kaitiakitanga. Accordingly, the proposal has considered mana whenua values as an integral part of the development and its effects-management response, rather than as a separate or subsequent consideration. The proposal therefore appropriately recognises the unique relationships, aspirations, roles and responsibilities of mana whenua with respect to the area, consistent with Policy 2.2.1b.

Policy 2.2.1c As part of the development process, decisions on land use, subdivision and development include ongoing consultation and collaboration with mana whenua where appropriate.	The proposal is considered consistent with Policy 2.2.1c. Mana whenua engagement has been an ongoing component of the planning and development of Residential South, principally through the SL1 Tangata Whenua Working Group and preparation of the Cultural Impact Assessment (refer to Residential South - Appendix 24). This has provided opportunities for mana whenua to participate in discussions as the proposal has developed and for their values, aspirations and concerns to inform decisions on the layout, design and environmental management of the Site. This collaboration has influenced matters including the treatment and enhancement of the Mangakōtukutuku Stream and associated waterways, riparian and indigenous planting, ecological restoration, stormwater management and opportunities for cultural expression and kaitiakitanga. Importantly, mana whenua involvement is not limited to the application process, with opportunities for continued involvement through implementation, environmental management and monitoring. Accordingly, the proposal demonstrates an ongoing and collaborative approach to mana whenua engagement throughout the development process, consistent with Policy 2.2.1c.
Policy 2.2.1d Where required, development and the decisions associated with developments are to consider any relevant Iwi Management Plan.	The proposal is considered consistent with Policy 2.2.1d. Relevant iwi management planning documents have been considered as part of the development of Residential South, including the Waikato Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao. The proposal has also been informed by the Cultural Impact Assessment (Residential South - Appendix 24) and ongoing engagement with the SL1 Tangata Whenua Working Group. The development responds to relevant iwi environmental management priorities through its treatment of whenua and wai, including the protection and enhancement of the Mangakōtukutuku Stream corridor, riparian and indigenous planting, ecological restoration, integrated stormwater management and measures to maintain and improve freshwater values. The proposal also provides for the ongoing

	exercise of kaitiakitanga and mana whakahaere through continued mana whenua involvement in implementation and environmental management. Accordingly, relevant iwi management planning considerations have formed part of the assessment and development of the proposal, consistent with Policy 2.2.1d.
Objective 2.2.2 a. The health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities b. The Waikato River is celebrated as being at the heart of the region's identity and recognised as a feature of national importance.	The proposal is considered consistent with Objective 2.2.2. While the Residential South site does not directly adjoin the Waikato River, the Site is within the wider Waikato River catchment, with the Mangakōtukutuku Stream ultimately forming part of the receiving environment connected to the River. The health and wellbeing of the River is therefore relevant to the way freshwater, stormwater and ecological effects are managed within the Site. The proposal incorporates an integrated blue-green and stormwater management approach designed to protect and improve the quality of water leaving the Site. This includes retention and enhancement of the Mangakōtukutuku Stream corridor, riparian and indigenous planting, on-lot stormwater retention and soakage, treatment through six constructed wetlands, attenuation of peak flows and erosion and sediment controls during construction. The development will also remove existing pastoral land uses and associated stock access and agricultural contaminant inputs from the Site, while ecological restoration will improve freshwater habitat and connectivity. The relationship of mana whenua with the Waikato River and its tributaries has also been recognised through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). This has informed the treatment of wai within the masterplan, including restoration and enhancement of waterways, indigenous planting and opportunities for ongoing kaitiakitanga and mana whakahaere. These measures support Te Ture Whaimana / the Vision and Strategy for the Waikato River, particularly its overarching focus on

	restoring and protecting the health and wellbeing of the Waikato River for present and future generations. Although the Waikato River itself is physically removed from the Site, the proposal recognises that the health of the River depends on the management of its wider catchment and tributaries. Through the proposed water-sensitive design, freshwater and riparian restoration, contaminant management and involvement of mana whenua, The Residential South proposal will contribute to protecting and enhancing the wider Waikato River system. The proposal is therefore considered consistent with Objective 2.2.2 and its recognition of the Waikato River as a nationally significant feature central to the environmental, cultural and community identity of the region.
Policy 2.2.2a Realise opportunities to restore and protect the natural character, amenity, and the indigenous aquatic and terrestrial biodiversity of the Waikato River by: (i) Managing activities in the Natural Open Space Zone and Waikato Riverbank and Gully Hazard Area. (ii) Identifying and managing Significant Natural Areas. (iii) Preparing and implementing Integrated Catchment Management Plans. (iv) Require financial contributions from developments to fund works to restore and protect the Waikato River. (v) Requiring new subdivision and development to incorporate water-sensitive techniques to reduce demand for water supply and wastewater disposal and to manage stormwater.	The proposal aligns particularly strongly with (v)–(vi) through the incorporation of water sensitive design techniques throughout the development. Each residential lot will incorporate a 5,000 litre rainwater tank, with stormwater also managed through soakage, a reticulated network and six constructed wetlands. These measures provide for retention and treatment at source, support groundwater recharge and reduce the volume and rate of runoff entering the receiving environment. The stormwater system is designed to achieve water-quality treatment and attenuation, including managing the 2 and 10 year events to pre-development levels and the 100 year future climate event to no more than 80% of the pre-development peak flow. While the proposal introduces additional impermeable surfaces, their effects are therefore addressed through an integrated water-sensitive stormwater system rather than relying solely on conventional conveyance. With respect to (vii), the approximately 938 dwellings will be delivered progressively across five stages and coordinated with the necessary water, wastewater, stormwater and transport infrastructure. The Infrastructure Report (refer to Residential South - Appendix 13) identifies both interim and longer-term servicing

(vi) Limiting the area of impermeable surface to sustain ground-water recharge and stream flow and reduce the volume of contaminants discharged to surface water. (vii) Managing residential intensification and infrastructure provision to ensure the latter has sufficient capacity to support the former. (viii) Managing activities to avoid river and stream bank erosion, river and stream bed scouring and deposition.	solutions, ensuring that development is matched with sufficient infrastructure capacity rather than allowing residential growth to outpace servicing. The proposal also responds to the policy's direction concerning stream erosion, scour and deposition. Stormwater attenuation and controlled discharge will limit increases in peak flows, while riparian restoration and enhancement of the Mangakōtukutuku Stream corridor will assist in protecting stream margins and aquatic habitat. Construction-phase erosion and sediment controls will further manage the potential for sediment to enter waterways during earthworks. Overall, although some of the specific mechanisms in Policy 2.2.2a are not directly applicable to the Site, the Residential South proposal adopts the water sensitive, catchment based and infrastructure coordinated approach sought by the policy. In particular, the combination of stormwater treatment and attenuation, soakage and rainwater retention, riparian and ecological restoration, and staged infrastructure provision will assist in protecting the Mangakōtukutuku Stream and, in turn, the wider Waikato River catchment. The proposal is therefore considered generally consistent with Policy 2.2.2a.
2.2.2b Restore and protect the cultural, spiritual, social and economic relationships of Waikato-Tainui with the Waikato River by: (i) Providing for all the activities, infrastructure, amenities, and services necessary to achieve a well-functioning city to support personal, community, and environmental wellbeing. (ii) Implementing the Joint Management Agreement with Waikato Tainui.	The proposal is considered consistent with Policy 2.2.2b. The Residential South proposal has been developed having regard to the relationship of Waikato Tainui and mana whenua with the Waikato River and its wider catchment. While several of the specific methods within the policy relate to Council-led processes or activities directly associated with the Waikato River and are not directly applicable to the proposal, the development responds to the policy's broader direction to restore and protect cultural, spiritual, social and economic relationships with the River. In relation to (i), the Residential South development will contribute to a well-functioning urban environment through the provision of approximately 938 dwellings, a neighbourhood commercial node, public open space, walking and cycling connections and coordinated transport and three waters infrastructure. These

- (iii) Providing for active involvement of mana whenua in freshwater management, including decision-making processes and implementing maatauranga Maaori, including cultural monitoring.
- (iv) Identifying and providing for mana whenua freshwater and other values and aspirations through the preparation and implementation of Integrated Catchment Management Plans and Structure Plans.
- (v) Implementing Policy 2.2.2a Identifying, and managing activities within, natural hazard areas.
- (vi) Realising opportunities to maintain and enhance public access to and along the Waikato River, including through the retention of existing, and creation of new, esplanade reserves.
- (vii) Providing for customary activities within Open Space Zones.
- (viii) Identifying, respecting and protecting archaeological sites, taonga and sites of significance to Maaori and providing for their recognition.
- (ix) Providing for papakaainga development within Residential Zones and Community Facilities Zone.
- (x) Enabling public art in selected Zones.

elements will support the social and economic wellbeing of the future community, while the integrated blue-green network, stormwater management and ecological restoration provide for environmental wellbeing.

With respect to (ii)–(iv), the Joint Management Agreement is principally a matter for the relevant local authorities and Waikato Tainui rather than an implementation requirement for the Applicant. However, mana whenua have been actively involved in the development of Residential South through the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to **Residential South - Appendix 24**). This engagement has enabled mana whenua values and aspirations relating to whenua and wai to inform the proposal, including the treatment of the Mangakōtukutuku Stream and associated waterways, riparian restoration, indigenous planting, ecological enhancement and stormwater management. The proposal also provides opportunities for continued mana whenua involvement in implementation and environmental management, including the exercise of kaitiakitanga and mana whakahaere.

In relation to (v), the proposal responds to Policy 2.2.2a through an integrated and water sensitive approach to stormwater and freshwater management. Natural hazard risks, particularly flooding, groundwater and geotechnical hazards, have been comprehensively assessed and incorporated into the subdivision design. The six constructed wetlands, defined overland flow paths, development levels and stormwater attenuation measures provide a resilient response to flooding, including under future climate change conditions.

Clauses (vi), (vii), (ix) and the provision relating to public art are not directly applicable. The Site does not adjoin the Waikato River itself. However, the masterplan provides substantial public open space and walking and cycling connections associated with the Mangakōtukutuku Stream and riparian corridor, improving access to and interaction with the Site's freshwater environment. Opportunities for cultural

	expression within the development have also been identified through the mana whenua engagement process. In relation to (viii), cultural and archaeological values have been specifically considered. The Archaeological Assessment (refer to Residential South - Appendix 25) identifies no recorded archaeological sites within the development area, with accidental discovery procedures proposed to manage any previously unidentified archaeological material encountered during earthworks. The Cultural Impact Assessment and ongoing mana whenua engagement provide a broader mechanism for recognising cultural values, associations and sites of significance beyond formally recorded archaeological sites. Overall, the Residential South proposal recognises that the Mangakōtukutuku Stream forms part of the wider Waikato River catchment and that management of its whenua and wai contributes to the relationship of Waikato Tainui with the River. Through ongoing mana whenua involvement, water sensitive design, freshwater and ecological restoration, cultural recognition and the creation of a well-functioning community, the proposal supports the cultural, spiritual, social and economic outcomes sought by Policy 2.2.2b.
Policy 2.2.2c Restore and protect communities' relationships with the Waikato River, including their economic, social, cultural and spiritual relationships by: (i) Implementing Policies 2.2.2a and 2.2.2b. (ii) Identifying and protecting heritage sites and buildings.	The proposal is considered consistent with Policy 2.2.2c. The Residential South proposal will contribute to restoring and protecting the community's relationship with the wider Waikato River catchment through the measures addressed under Policies 2.2.2a and 2.2.2b. Although the Site does not directly adjoin the Waikato River, the Mangakōtukutuku Stream forms part of its wider catchment, and the proposal recognises this relationship through its integrated freshwater, ecological, cultural and open-space response. The masterplan incorporates the Mangakōtukutuku Stream and associated riparian corridor within a wider blue-green network, including ecological restoration, indigenous planting, stormwater treatment and walking and cycling connections.

	These measures will improve the environmental quality and accessibility of the Site's freshwater environment and provide opportunities for future residents and the wider community to experience and connect with the catchment. The proposal also supports social and economic wellbeing through approximately 938 dwellings, a neighbourhood commercial node, public open space and coordinated infrastructure, while cultural and spiritual relationships with whenua and wai have been recognised through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). In relation to heritage, the Archaeological Assessment (refer to Residential South - Appendix 25) identifies no recorded archaeological sites within the development area, and no identified heritage buildings are affected by the proposal. Accidental discovery procedures will apply during earthworks to appropriately manage any previously unidentified archaeological material. Overall, through implementation of the measures addressed under Policies 2.2.2a and 2.2.2b, together with the protection of heritage and archaeological values, the proposal supports the environmental, social, economic, cultural and spiritual relationships of communities with the wider Waikato River catchment and is therefore consistent with Policy 2.2.2c.
Objective 2.2.3 Hamilton is characterised by an increasingly sustainable urban form.	The proposal is considered consistent with Objective 2.2.3, as the Residential South proposal will establish a compact, connected and comprehensively planned extension of Hamilton's existing urban area that incorporates sustainable land use, transport, infrastructure and environmental design principles. The development will provide approximately 938 dwellings across a range of terrace, duplex and detached housing typologies, achieving an efficient use of land while providing housing choice. The Site directly adjoins the existing urban area at Glenview and Deanwell and forms part of the strategically identified SL1 Growth Cell. The proposal therefore represents a contiguous extension of Hamilton rather than

dispersed or isolated urban development. The masterplan integrates residential development with a neighbourhood commercial node, public open space and the Mangakōtukutuku Stream and wider blue-green network, enabling future residents to access local services, recreation and open space within a walkable neighbourhood.

The movement network further supports a sustainable urban form through connections to Saxbys Road, MacMurdo Avenue and Forth Crescent, a connected network of walking and cycling facilities and provision for future public transport. These measures provide alternatives to private vehicle travel and support improved connectivity with the existing city and future development within the wider growth cell.

Sustainability is also embedded in the servicing and environmental response. The development incorporates water sensitive stormwater management, including on-lot rainwater retention and soakage, six constructed wetlands, defined overland flow paths and controlled discharge. The stormwater system has been designed for future climate change conditions, while riparian restoration, indigenous planting and ecological enhancement associated with the Mangakōtukutuku Stream will provide a multifunctional blue-green network delivering stormwater, biodiversity, amenity and recreational benefits. Infrastructure will also be delivered progressively with the five-stage development, ensuring growth is coordinated with the capacity and provision of transport and three-waters infrastructure.

While the proposal will convert a greenfield rural site to urban use, this needs to be considered in the context of its identified strategic growth role. The proposal makes efficient use of that land through a relatively compact residential form and integrates land use, transport, infrastructure and environmental outcomes rather than providing conventional low-density or fragmented peripheral development.

Overall, the development will contribute to an increasingly sustainable urban form for Hamilton by concentrating substantial housing capacity in a contiguous and strategically identified growth location, providing a compact and connected

	neighbourhood, supporting active and future public transport modes, coordinating development with infrastructure and incorporating resilient blue-green infrastructure. The proposal is therefore considered consistent with Objective 2.2.3.
Policy 2.2.3a Development makes use of opportunities for urban intensification.	The proposal is considered generally consistent with Policy 2.2.3a. The Residential South proposal is a greenfield development and therefore does not constitute urban intensification in the conventional sense of redevelopment or increased density within an existing urban area. However, the proposal makes efficient use of land identified for Hamilton's future urban growth by providing a relatively compact, predominantly medium-density residential form immediately adjoining the existing urban area. The development will provide approximately 938 dwellings across terrace, duplex and detached housing typologies, with an average lot size of approximately 250 m² and more than 80% of residential lots below 300 m². Higher densities are generally concentrated internally and in proximity to the neighbourhood commercial node, open space and movement network, enabling substantial housing capacity to be accommodated within the Site while maintaining appropriate transitions at its boundaries. The proposal therefore represents an efficient and comparatively intensive use of greenfield land, reducing the amount of additional land required to accommodate an equivalent level of housing growth and supporting walking, cycling and future public transport. While it does not directly deliver intensification of the existing urban area, it responds to the underlying intent of Policy 2.2.3a by maximising opportunities for a compact and efficient urban form within the strategically identified SL1 Growth Cell.
Policy 2.2.3b Development is designed and located to minimise energy use and carbon dioxide production by:	The proposal is considered consistent with Policy 2.2.3b. The proposal has been designed as a compact, connected neighbourhood that integrates land use and

(i) Minimising the need for private motor vehicle use; (ii) Prioritising walking, cycling, micro-mobility, and the use of public transport. (iii) Maximising opportunities for people to live, work and play within their local area.	transport planning to reduce reliance on private motor vehicles and support lower-carbon travel choices. In relation to (i) and (ii), the masterplan provides a highly connected movement network with walking and cycling facilities integrated throughout the development and connections to the existing network via Saxbys Road, MacMurdo Avenue and Forth Crescent. Walking and cycling are prioritised through the street hierarchy and connections to open spaces, the Mangakōtukutuku Stream corridor and Resthills Park. The proposed collector network also provides for future public transport, enabling the development to be served by public transport as the wider southern growth area develops. The compact residential form and relatively high density will further support the viability and accessibility of active modes and future public transport. In relation to (iii), the development integrates approximately 938 dwellings with a centrally located neighbourhood commercial node, neighbourhood park, blue-green corridors and connected recreational spaces. This will provide opportunities for residents to access everyday services, recreation and open space within or close to the neighbourhood, reducing the need to travel elsewhere for all daily activities. The Site's location immediately adjoining the existing Hamilton urban area also provides access to the established employment, education, retail and community facilities within the wider city. Overall, the combination of a compact urban form, connected active-mode network, provision for future public transport and integration of housing with local services and recreation will reduce dependence on private vehicles and support lower energy use and transport-related emissions. The proposal is therefore considered consistent with Policy 2.2.3b.
Policy 2.2.3c	The proposal is considered generally consistent with Policy 2.2.3c. The policy is principally directed at the use of zoning and subdivision controls as planning methods

Land use zoning and subdivision controls will be used as methods to achieve the sustainable use of the City's land resources including providing for separation, proximity and agglomeration of land uses.

to achieve an appropriate spatial relationship between land uses. While the Residential South site is currently zoned Rural and the proposal does not itself rezone the Site, the development has been comprehensively masterplanned to establish a logical and sustainable pattern of urban land use within the strategically identified SL1 Growth Cell.

The proposal provides approximately 938 dwellings together with a neighbourhood commercial node, neighbourhood park, blue-green network and integrated transport and three waters infrastructure. The arrangement of these activities promotes appropriate proximity and agglomeration, with higher residential densities generally located internally and close to amenities, open space and key movement routes. The neighbourhood commercial node provides opportunities for local services within walking and cycling distance of residents, while the Site's location immediately adjoining Hamilton enables ready access to the wider City's employment, education, retail and community facilities.

The masterplan also provides appropriate separation and transitions between potentially incompatible activities. Lower intensity residential development, setbacks, landscaping and other design controls are used at sensitive rural interfaces, while the layout responds to existing and planned infrastructure and separates development from environmental constraints through the Mangakōtukutuku Stream and blue-green network.

Although the proposal does not accord with the Site's existing Rural zoning, this reflects the operative zoning rather than an inherently unsustainable spatial relationship between the proposed land uses. The Residential South proposal represents a comprehensively planned and contiguous urban extension in an area strategically identified for future growth, with the subdivision layout and associated controls establishing an appropriate distribution and relationship of residential, commercial, recreational and infrastructure activities. The proposal therefore supports the sustainable land use outcomes sought by Policy 2.2.3c, notwithstanding

	that those outcomes are being achieved through the Fast-track approval rather than a preceding rezoning process.
Objective 2.2.4 Greenfield urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure most efficiently.	The proposal is considered generally consistent with Objective 2.2.4. The proposal is a greenfield development and, while the Site is currently zoned Rural and is not identified for urban development through the operative District Plan zoning, it forms part of the strategically identified SL1 Growth Cell and directly adjoins Hamilton's existing urban area. The wider area has been identified through the Future Proof growth framework and associated strategic boundary arrangements as an area intended to accommodate Hamilton's future urban expansion. The proposal therefore represents planned growth in a strategically identified location rather than an isolated or ad hoc greenfield development. The proposal also makes efficient use of the land resource. Approximately 938 dwellings are provided through a compact, predominantly medium density form comprising terrace, duplex and detached housing, with an average lot size of approximately 250 m² and more than 80% of residential lots below 300 m². The masterplan integrates this housing with a neighbourhood commercial node, neighbourhood park, the Mangakōtukutuku Stream and wider blue-green network, enabling substantial housing capacity to be accommodated while also providing the open space, ecological and amenity functions necessary to support a high-quality urban environment. Infrastructure efficiency has similarly been a key consideration in the development of the proposal. Residential South is contiguous with Hamilton and will connect to the existing transport network through Saxbys Road, MacMurdo Avenue and Forth Crescent, while providing an integrated walking and cycling network and provision for future public transport. Water, wastewater and stormwater infrastructure will be delivered progressively alongside the five-stage development, utilising available existing network capacity in the earlier stages and transitioning to planned strategic

	infrastructure as the wider southern growth area develops. This staged approach enables infrastructure investment to be coordinated with development demand and avoids unnecessary or premature infrastructure provision. The proposal will also contribute to the efficient use of future strategic infrastructure by establishing a substantial residential population within the wider southern growth area, including in proximity to Southern Links and planned longer-term water and wastewater infrastructure. The concentration of approximately 938 dwellings within a comprehensively planned growth area will provide a stronger demand base for these investments than a dispersed pattern of peripheral development. Accordingly, while there is a distinction between the Site's operative Rural zoning and its strategic identification for future urban growth, that does not detract from the fundamental outcome sought by Objective 2.2.4. Residential South is a compact and comprehensively planned extension of the existing city within an identified strategic growth area, with development coordinated with both existing and future infrastructure. The proposal therefore provides for the efficient use of both land and infrastructure and is considered generally consistent with Objective 2.2.4.
Policy 2.2.4a Development shall occur in locations that are consistent with the growth management policies of the Waikato Regional Policy Statement.	The proposal is considered generally consistent with Policy 2.2.4a. The proposal forms part of the strategically identified SL1 Growth Cell and has been assessed against the growth management framework of the Waikato Regional Policy Statement (WRPS), including the Urban Form and Development provisions and the APP11 Development Principles. The Site directly adjoins Hamilton's existing urban area and the wider SL1 area is recognised through the Future Proof Strategy 2024–2054 as part of the future growth and urban enablement of Hamilton. The proposal will therefore consolidate growth adjacent to the existing city rather than establish a separate or dispersed settlement. It provides approximately 938 dwellings in a compact, predominantly medium-density form, together with a neighbourhood commercial node, public open space, a

	connected walking and cycling network and coordinated three-waters and transport infrastructure. Development will also be staged so that infrastructure provision and network upgrades are coordinated with growth. As assessed against the WRPS, there are some areas of tension, particularly because the proposal involves greenfield urbanisation of land currently zoned Rural and land presently treated as highly productive land. However, these matters need to be considered alongside the Site's strategic growth role, its location contiguous with Hamilton, the efficient and compact form of development proposed, the comprehensive infrastructure response and the environmental and ecological enhancements incorporated into the masterplan. The proposal also demonstrates a high degree of alignment with the APP11 Development Principles, including those relating to connectivity, compact urban form, active transport, infrastructure integration, water-sensitive design, climate resilience, biodiversity and tangata whenua values. Accordingly, while the proposal does not align with every element of the WRPS growth management framework without qualification, the WRPS provisions considered as a whole support planned, compact and infrastructure-coordinated urban growth in appropriate locations. The Residential South proposal represents such a form of development within a strategically identified growth area adjoining Hamilton. The proposal is therefore considered generally consistent with Policy 2.2.4a.
Policy 2.2.4b Any development that is within an identified growth area is to be undertaken in general accordance with an approved Structure Plan.	Policy 2.2.4b is of limited direct relevance to the proposal. While the Residential South site forms part of the identified SL1 Growth Cell, there is no approved Structure Plan under the operative District Plan applying to the Site against which the development can be assessed for general accordance. Notwithstanding this, the proposal has been subject to comprehensive structure planning and masterplanning through the wider SL1 planning process. The

	Masterplan (refer to Residential South - Appendix 6) provides an integrated framework for land use, movement, open space, blue-green infrastructure and three waters servicing and has been informed by the wider strategic planning undertaken for the SL1 Growth Cell. Accordingly, while the proposal cannot demonstrate general accordance with an approved Structure Plan as specifically contemplated by Policy 2.2.4b, it adopts the comprehensive and coordinated approach to development that underlies the policy.
Policy 2.2.4c The release of land for urban development will not be allowed unless appropriate infrastructure is available and the servicing of this land does not compromise the efficiency and sustainability of planned infrastructure.	The proposal is considered consistent with Policy 2.2.4c. The development has been comprehensively planned to ensure that urban development is coordinated with the availability and capacity of the transport and three waters infrastructure necessary to service it. The Infrastructure Report (refer to Residential South - Appendix 13) establishes a staged servicing strategy aligned with the five stage development programme, so that infrastructure is provided progressively as development occurs. For water and wastewater, the proposal provides for interim connections to existing Hamilton networks where sufficient capacity is available, followed by integration with planned longer term strategic infrastructure as the wider southern growth area develops. Stormwater will be managed through an integrated on-site system incorporating retention and soakage, a reticulated network, six constructed wetlands, defined overland flow paths and controlled discharge. Transport infrastructure will similarly be delivered progressively, with connections to the existing network through Saxbys Road, MacMurdo Avenue and Forth Crescent, identified external upgrades, walking and cycling infrastructure and provision for future public transport. Importantly, the proposal does not assume that all existing infrastructure can accommodate the full development from the outset. The staging and proposed servicing framework enable development to be aligned with available network capacity and the delivery of necessary upgrades and longer term strategic solutions.

	The proposal has also been planned having regard to future infrastructure serving the wider southern growth area, including Southern Links and future strategic water and wastewater infrastructure, so that development does not prejudice their efficient future delivery or operation. Accordingly, the Residential South proposal represents infrastructure led and staged urban development, with servicing coordinated with development rather than occurring independently of it. The proposal is therefore considered consistent with Policy 2.2.4c, as appropriate infrastructure will be available to service development as it proceeds and the development is not expected to compromise the efficiency or sustainability of planned infrastructure.
Policy 2.2.4d The subdivision or use of any rural land within an identified growth area shall not compromise future urban development.	The proposal is considered consistent with Policy 2.2.4d. The Residential South site forms part of the identified SL1 Growth Cell and, rather than introducing an interim rural subdivision or land use that could constrain future urbanisation, the proposal itself provides for the comprehensively planned urban development of the Site. The Masterplan (refer to Residential South - Appendix 6) establishes an integrated urban framework for approximately 938 dwellings, a neighbourhood commercial node, open space, the blue-green network and transport and three waters infrastructure. Development will occur progressively across five stages, with the layout and servicing strategy designed to integrate with both the existing Hamilton urban area and the future development of the wider SL1 Growth Cell. The proposal has also been designed to avoid prejudicing future strategic infrastructure or connectivity. The movement network provides connections to Saxbys Road, MacMurdo Avenue and Forth Crescent, together with provision for future public transport and integration with the wider transport network. Water and wastewater servicing similarly provides for transition from interim network connections to longer-term strategic solutions as the wider southern growth area develops.

	Accordingly, the proposal will facilitate rather than compromise the future urban development of the identified growth area, establishing a coordinated urban form and infrastructure framework that can integrate with subsequent development of the wider SL1 Growth Cell. The proposal is therefore considered consistent with Policy 2.2.4d.
Objective 2.2.5 Promote safe, compact, sustainable, good quality urban environments that respond positively to their local context, recognising that further change may occur through intensification.	The Residential South development will establish a safe, compact and comprehensively planned urban neighbourhood that responds to its local context while providing a flexible urban form capable of accommodating changing community needs over time. The Urban Design Assessment (refer to Residential South - Appendix 10) confirms that the masterplan provides a coherent and connected urban structure, with approximately 938 dwellings across a range of terrace, duplex and detached housing typologies. The relatively compact residential form makes efficient use of the Site, while the distribution of densities responds to context, with higher density housing generally concentrated internally and around key amenities and movement routes and lower intensity development and landscape treatments used toward more sensitive interfaces. The proposed Design Guidelines (refer to Residential South - Appendix 9) provide further direction to achieve high-quality buildings, streetscapes, landscaping and interfaces as development occurs. The neighbourhood has been designed to support safety, accessibility and connectivity. A legible and interconnected street network, pedestrian and cycling facilities, passive surveillance and CPTED principles are incorporated throughout the development. The masterplan integrates residential development with a centrally located neighbourhood park and commercial node, the Mangakōtukutuku Stream and wider blue-green network, providing convenient access to local services, recreation and open space and supporting walking and cycling for everyday trips. Provision is also made for future public transport.

	The proposal responds positively to its local context. The Residential South site directly adjoins the established Hamilton urban area at Glenview and Deanwell and forms part of the strategically identified SL1 Growth Cell. While development will change the Site from a predominantly rural environment to an urban neighbourhood, that change occurs within an area identified for Hamilton's future growth. The layout responds to the Mangakōtukutuku Stream, existing and planned transport connections, Resthills Park and the remaining rural interfaces, with riparian restoration, indigenous planting, open-space corridors and landscape treatments contributing to the character and amenity of the resulting neighbourhood. The proposal also incorporates sustainability and resilience through its compact form, active mode connections, provision for future public transport, water sensitive stormwater management, ecological restoration and infrastructure designed for future climate change conditions. The range of housing typologies and adaptable urban structure also provide capacity to respond to changing housing needs and the evolving character of the wider growth area over time. Overall, the proposal will establish a safe, compact, sustainable and high quality urban environment that responds appropriately to both its existing context and its planned role within Hamilton's future urban area. The proposal therefore aligns strongly with Objective 2.2.5, including its recognition that urban character and amenity will continue to evolve as the city grows and intensifies.
Policy 2.2.5a Development responds to best practice urban design and sustainable development principles, appropriate to its context.	The proposal is considered consistent with Policy 2.2.5a, as it has been comprehensively masterplanned in accordance with best practice urban design and sustainable development principles, while responding to the Site's particular environmental, landscape and infrastructure context. The Urban Design Assessment (refer to Residential South - Appendix 10) confirms that the masterplan establishes a compact, legible and connected neighbourhood, providing approximately 938 dwellings across terrace, duplex and detached housing

	typologies. The layout integrates housing with a centrally located neighbourhood park and commercial node, the Mangakōtutuku Stream and wider blue-green network, and a connected hierarchy of streets, walking and cycling routes. Higher residential densities are generally concentrated internally and around key amenities and movement routes, with lower intensity development and landscape treatments providing appropriate transitions toward sensitive interfaces. The Design Guidelines (refer to Residential South - Appendix 9) provide further controls to achieve high quality built form, coherent streetscapes, landscaping, passive surveillance and appropriate relationships between buildings and public spaces. The proposal also incorporates sustainable development principles through efficient use of land, prioritisation of walking and cycling, provision for future public transport, water-sensitive stormwater management and ecological restoration. Stormwater infrastructure is integrated with the open-space and blue-green network and designed for future climate change conditions, while riparian and indigenous planting will enhance ecological values and contribute to neighbourhood amenity. Importantly, the design responds to the Site's local context, including its relationship with the established Hamilton urban area at Glenview and Deanwell, Resthills Park, the Mangakōtutuku Stream, remaining rural interfaces and existing and planned infrastructure. While the proposal will substantially change the existing rural character, this transition is appropriate in the context of the Site's location within the strategically identified SL1 Growth Cell and its intended future urban role. Overall, the proposal applies best practice urban design and sustainability principles in a manner tailored to the opportunities and constraints of the Site, resulting in a compact, connected, attractive and resilient urban neighbourhood, consistent with Policy 2.2.5a.
Policy 2.2.5b	The proposal is considered consistent with Policy 2.2.5b, as the design of Residential South incorporates both Low Impact Urban Design and Development (LIUDD) and

Development responds to Low Impact Urban Design and Development and Crime Prevention Through Environmental Design (CPTED) principles

Crime Prevention Through Environmental Design (CPTED) principles as integral components of the masterplan.

In relation to LIUDD, the development incorporates a comprehensive blue-green and water sensitive design approach. Stormwater will be managed through a treatment train comprising on-lot retention and soakage, rainwater tanks, a reticulated network, swales and six constructed wetlands, together with controlled discharge and defined overland flow paths. The masterplan also integrates the Mangakōtukutuku Stream, riparian restoration, indigenous planting and stormwater infrastructure with the wider open-space network. This approach manages stormwater close to source, supports groundwater recharge and water quality, responds to existing hydrological processes and provides resilience to future climate change conditions, while also delivering ecological, landscape and recreational benefits.

The Urban Design Assessment (refer to **Residential South - Appendix 10**) also confirms that CPTED principles have informed the layout. Streets, walking and cycling routes, the neighbourhood park, commercial node and other public spaces are positioned and designed to encourage activity and passive surveillance from adjoining development. The connected and legible street network provides clear movement routes and avoids unnecessary isolation of public spaces, while the orientation of development toward streets and open spaces supports visibility, safety and a sense of ownership. The Design Guidelines (refer to **Residential South - Appendix 9**) provide further direction for the relationship between buildings, streets, landscaping and public spaces.

Overall, LIUDD and CPTED principles are embedded within the landform, stormwater, open space, movement and built form response, rather than being treated as separate design considerations. The proposal will therefore create a water sensitive, resilient, connected and safe urban environment, consistent with Policy 2.2.5b.

Policy 2.25c

Development enhances civic, natural heritage, cultural, ecology and surrounding public spaces.

The proposal is considered consistent with Policy 2.2.5c, as Residential South has been designed to enhance the natural, ecological, cultural and public-space values of the Site as part of its transition to an urban neighbourhood.

The masterplan is structured around a network of public and blue-green spaces, including the Mangakōtukutuku Stream and riparian corridor, a centrally located 3,200 m² neighbourhood park, stormwater wetlands, walking and cycling connections and links to Resthills Park and the surrounding street network. These spaces are integrated with the residential areas and neighbourhood commercial node to provide accessible recreational and amenity opportunities and contribute to a strong and identifiable public realm.

Natural heritage and ecological values are enhanced through the retention and protection of Wetland B, riparian restoration, indigenous planting and approximately 4.6 ha of habitat enhancement and restoration planting across the development. The loss of the degraded Wetland A will be addressed through approximately 348 m² of compensatory indigenous wetland habitat, while additional habitat enhancement and compensation is proposed for long-tailed bats. Collectively, these measures will improve indigenous vegetation, habitat quality and ecological connectivity within the presently modified pastoral environment.

Cultural values have also informed the development through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to **Residential South - Appendix 24**). This has influenced the treatment of whenua and wai, particularly the Mangakōtukutuku Stream corridor, indigenous planting and ecological restoration, and provides opportunities for cultural expression and ongoing kaitiakitanga.

Accordingly, the proposal does more than provide for the urbanisation of the Site. It uses the development as an opportunity to establish and enhance a connected network of ecological, cultural, recreational and civic spaces that will contribute to

	the identity and amenity of the new neighbourhood and its connections with the surrounding community. The proposal is therefore considered consistent with Policy 2.2.5c.
Policy 2.2.5d Development considers the objectives and policies in Chapter 25.15.	The proposal is considered consistent with Policy 2.2.5d. The objectives and policies in Chapter 25.15 – Urban Design seek high quality urban environments through the maintenance and enhancement of amenity, appropriate responses to context, CPTED and personal safety, sustainable energy use, and the integration of land use and transport through connected and permeable movement networks. These matters have been comprehensively addressed through the Urban Design Assessment (refer to Residential South - Appendix 10) and the Design Guidelines (refer to Residential South - Appendix 9). The proposal provides a compact and coherent urban form with a connected street hierarchy, a range of housing typologies, appropriate transitions at its interfaces and a strong relationship between buildings, streets and public spaces. The masterplan incorporates CPTED principles, including passive surveillance and legible and well-connected public spaces, to support personal safety. The proposal also responds strongly to the Chapter 25.15 emphasis on integrating land use, transport and open-space networks. Walking and cycling connections are incorporated throughout the Site and connect with the surrounding street network, Resthills Park, the neighbourhood park and the Mangakōtukutuku Stream and blue-green corridors. The street network also provides for future public transport, while the centrally located neighbourhood commercial node and park support a compact and walkable neighbourhood. These outcomes align particularly with the Chapter 25.15 direction to promote walking and cycling, connect development with public reserves and green corridors, and establish permeable and sustainable transport networks.

	Accordingly, the proposal has appropriately considered and responds to the relevant Chapter 25.15 objectives and policies, with the masterplan demonstrating a comprehensive urban design response that will create a connected, safe, attractive and sustainable neighbourhood. The proposal is therefore consistent with Policy 2.2.5d.
Objective 2.2.6 Establish and maintain a hierarchy of viable and vibrant business centres that provide a focus for retail, commercial and entertainment activities and serve the social, cultural, environmental and economic needs of the community.	The proposal is considered generally consistent with Objective 2.2.6. It is proposed to include a small neighbourhood commercial node intended to provide convenient day to day services for the approximately 938 dwellings proposed, rather than establish a competing higher order commercial centre. This is consistent with the District Plan's centres hierarchy, which recognises neighbourhood centres as serving local residential areas and seeks to maintain the function and viability of the wider hierarchy. The commercial node is centrally located alongside the neighbourhood park and connected walking and cycling network, supporting a focal point for community activity and contributing to a walkable neighbourhood. Its limited scale and local serving function will complement, rather than undermine, established suburban and higher-order centres. The proposal is therefore consistent with Objective 2.2.6.
Policy 2.2.6a Business activity and development shall locate in the most appropriate centre for its role, according to the following hierarchy: (i) The Central City is the primary business centre, serving the City and wider region, and is the preferred location for commercial, civic and social activities. (ii) The Base and Chartwell complement the Central City, to serve large parts of the City and adjoining districts, and contain primarily retailing, entertainment and services.	The proposal is considered consistent with Policy 2.2.6a. The proposed commercial node is appropriately scaled and located to function as a neighbourhood centre, providing a limited range of retail and service activities to meet the day to day needs of the approximately 938 dwellings within the Residential South site and the immediate surrounding catchment. Its scale and local serving function are not intended to compete with higher order suburban or city centres. Rather, it will complement the established centres hierarchy while supporting a walkable neighbourhood by locating everyday services close to residents. The proposal is therefore consistent with Policy 2.2.6a.

(iii) Suburban centres, to provide convenience goods, community services, facilities and employment to serve immediate suburban catchments (iv) Ruakura Retail Centre, to serve the Ruakura Structure Plan area and adjacent catchment. (v) Neighbourhood centres, to contain retailing and service activities to serve immediate residential catchments.	
Policy 2.2.6b The distribution, type, scale and intensity of activities outside the Central City does not undermine the viability, vitality and vibrancy of the Central City, its amenity values, or role in meeting the needs of the region.	Policy 2.2.6b is of limited relevance, as the proposal is predominantly residential and does not provide for commercial activities of a scale or nature that could affect the role or viability of the Central City. The proposed commercial node is small scale and intended to serve the immediate Residential South catchment. Accordingly, it will not undermine the viability, vitality, vibrancy or amenity of the Central City.
Policy 2.2.6c Significant large format retail development beyond the identified out of centre zones is not envisaged for the Plan period.	Policy 2.2.6c is not directly relevant, as the proposal does not provide for significant large format retail development. The proposed commercial node is small scale and intended to provide neighbourhood level retail and services only to the immediate Residential South catchment. Accordingly, the proposal does not conflict with Policy 2.2.6c.
Policy 2.2.6d Residential activity above ground floor commercial uses is encouraged where it can be shown to support the business centres and meet the day-to-day needs of residents, achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.	Policy 2.2.6d is of limited relevance, as the proposal does not specifically rely on residential activity above ground floor commercial uses. The proposed neighbourhood commercial node is intended to serve the immediate Residential South catchment and is integrated with surrounding residential development, the neighbourhood park and public spaces to support activity and passive surveillance. Accordingly, the proposal does not conflict with Policy 2.2.6d.
Objective 2.2.8	The proposal is considered consistent with Objective 2.2.8, as the Residential South proposal will make a substantial contribution to Hamilton's identified housing

Sufficient feasible, reasonably expected to be realised development capacity for housing is provided to meet the bottom lines in the table below:

Housing bottom lines (number of dwellings)			
Area	Short to Medium term 1-10 years (2020 – 2030)	Long term 11-30 years (2031 – 2050)	Total
Hamilton City	14,300	28,800	43,100

development capacity. The proposal will deliver approximately 938 dwellings across a range of terrace, duplex and detached housing typologies within the strategically identified SL1 Growth Cell.

The development represents a significant addition to housing supply in a location contiguous with Hamilton’s existing urban area and will be delivered progressively alongside the necessary infrastructure. It will therefore contribute directly toward meeting Hamilton’s identified housing bottom lines and providing sufficient feasible and reasonably expected to be realised development capacity over the relevant planning period.

Accordingly, the proposal strongly supports Objective 2.2.8 by enabling additional housing capacity at scale within an identified future growth area.

Objective 2.2.9

A range of housing types and densities is available to meet the housing needs and demand and a neighbourhood’s planned urban built character.

The proposal is considered consistent with Objective 2.2.9. The Residential South proposal will provide approximately 938 dwellings across a range of housing types and densities, including terrace, duplex and detached housing, providing choice for different household sizes, needs and preferences.

The Masterplan (refer to **Residential South - Appendix 6**) and Urban Design Assessment (refer to **Residential South - Appendix 10**) provide for a predominantly medium density neighbourhood, with higher densities generally concentrated internally and around key amenities, open spaces and movement routes, and lower density housing used toward more sensitive interfaces. This distribution supports efficient use of land while providing appropriate transitions in built form and character.

The range of housing typologies and densities therefore provides substantial housing choice while establishing a coherent planned urban character appropriate to Residential South and its role within the wider SL1 Growth Cell. The proposal is therefore consistent with Objective 2.2.9.

Policy 2.2.9a Residential development enables a variety of household choices and meets diverse cultural and social needs.	The proposal is considered consistent with Policy 2.2.9a. Residential South will provide approximately 938 dwellings across a range of terrace, duplex and detached housing typologies, with varying lot sizes and densities. This diversity will provide greater housing choice and enable the neighbourhood to accommodate a range of household sizes, life stages and housing needs. The mix of housing is supported by a comprehensively planned neighbourhood incorporating accessible open space, a neighbourhood commercial node, walking and cycling connections and opportunities for future public transport. The proposal has also been informed by engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24), enabling cultural values and aspirations to influence the development response. Overall, the range of housing types and supporting neighbourhood amenities will provide for diverse social and cultural needs and greater household choice, consistent with Policy 2.2.9a.
Policy 2.2.9b High-density residential areas are located within the walkable catchment of the Central City, adjacent to identified commercial centres, and key public transport corridors to support these areas.	The proposal is considered generally consistent with Policy 2.2.9b. The Residential South development provides a predominantly medium density residential environment, with terrace and other higher-density housing typologies generally concentrated internally and close to the neighbourhood commercial node, open spaces and key movement routes. The Site is not within walking distance of the Central City or an existing key public transport corridor. However, the masterplan provides for future public transport through the development, together with a comprehensive walking and cycling network. The concentration of higher-density housing around the neighbourhood centre and movement network will support the viability and accessibility of these services as the wider SL1 Growth Cell develops.

	Accordingly, while the locational direction of the policy is not met in all respects, the proposal applies its underlying principle by locating higher-density housing close to local amenities and routes capable of supporting future public transport.
Objective 2.2.10 Hamilton's unique history, heritage and identity are reflected in its built environment.	The proposal is considered consistent with Objective 2.2.10. The Residential South proposal will establish a new urban neighbourhood and does not contain identified heritage buildings or recorded archaeological sites that would directly contribute to Hamilton's existing built heritage. The Archaeological Assessment (refer to Residential South - Appendix 25) nevertheless provides for the appropriate management of any previously unidentified archaeological material through accidental discovery procedures. More broadly, the proposal recognises the cultural and historical identity of the wider area through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). Mana whenua values and associations with the whenua, wai and wider ancestral landscape have informed the development response, including the treatment of the Mangakōtukutuku Stream corridor, indigenous planting and opportunities for cultural expression within the landscape and public realm. Accordingly, while the proposal is creating a new built environment rather than retaining an established heritage character, it provides opportunities for the history, cultural associations and identity of the area to be reflected in the character and design of the new neighbourhood, consistent with Objective 2.2.10.
Policy 2.2.10a Development is sensitive to and enhances Hamilton's identity and heritage values.	The proposal is considered consistent with Policy 2.2.10a. The proposal does not contain identified heritage buildings or recorded archaeological sites that would be adversely affected by the development. The Archaeological Assessment (refer to Residential South - Appendix 25) nevertheless provides for accidental discovery

	procedures to appropriately manage any previously unidentified archaeological material. The proposal also responds to the wider cultural identity and history of the area through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). This has informed the treatment of the Mangakōtukutuku Stream corridor, indigenous planting and opportunities to incorporate cultural narratives and expression within the landscape and public realm. Accordingly, the development provides an appropriate basis for the cultural and historical identity of the area to be recognised and expressed within the new neighbourhood, while protecting identified heritage and archaeological values, consistent with Policy 2.2.10a.
Policy 2.210b Development is sensitive to and protects Hamilton’s identified built heritage and historic heritage values.	The proposal is considered consistent with Policy 2.2.10b. The site does not contain any identified built heritage features or recorded archaeological sites that would be directly affected by the development. Accordingly, the proposal will not result in the loss or degradation of Hamilton's identified built heritage values. The Archaeological Assessment (refer to Residential South - Appendix 25) also provides for accidental discovery procedures to appropriately manage any previously unidentified archaeological material encountered during earthworks. The proposal is therefore sensitive to and appropriately protects identified built and historic heritage values, consistent with Policy 2.2.10b.
Policy 2.2.10c Development is sensitive to and protects Hamilton’s archaeological and cultural heritage sites, structures, areas, landscapes and places.	The proposal is considered consistent with Policy 2.2.10c. The Archaeological Assessment (refer to Residential South - Appendix 25) identifies no recorded archaeological sites within the development area and no identified archaeological or historic heritage features will be directly affected. Accidental discovery procedures

	will apply during earthworks to ensure that any previously unidentified archaeological material is appropriately managed. The wider cultural heritage values and ancestral associations of the Site have also been considered through engagement with the SL1 Tangata Whenua Working Group and the Cultural Impact Assessment (refer to Residential South - Appendix 24). This has informed the treatment of culturally important elements of the landscape, particularly the Mangakōtukutuku Stream and associated waterways, riparian restoration and opportunities for cultural expression and ongoing kaitiakitanga. Accordingly, the proposal appropriately recognises and protects archaeological and cultural heritage values, consistent with Policy 2.2.10c.
Policy 2.2.10d Development provides for the protection of historic and cultural heritage from inappropriate subdivision, use and development.	The proposal is considered consistent with Policy 2.2.10d. The Archaeological Assessment (refer to Residential South - Appendix 25) identifies no recorded archaeological sites within the development area and no identified historic heritage features will be adversely affected by the proposal. Accidental discovery procedures will apply during earthworks to ensure any previously unidentified archaeological material is appropriately protected and managed. Cultural heritage values have also been considered through the Cultural Impact Assessment (refer to Residential South - Appendix 24) and engagement with the SL1 Tangata Whenua Working Group, with these values informing the treatment of the Mangakōtukutuku Stream, associated waterways and wider landscape. Accordingly, the proposal provides appropriate mechanisms to protect historic and cultural heritage from inappropriate subdivision and development, consistent with Policy 2.2.10d.
Objective 2.2.11 Protect and enhance natural character, natural features and landscapes, ecosystems and indigenous biodiversity.	The proposal is considered generally consistent with Objective 2.2.11. While the development will substantially modify the existing rural landscape, the Site is a highly modified pastoral environment and the proposal has been designed to protect the

	more important natural and ecological features while providing substantial opportunities for restoration and enhancement. The Mangakōtukutuku Stream and associated riparian corridor form a central component of the masterplan and wider blue-green network, with riparian restoration and indigenous planting proposed to improve natural character, freshwater habitat and ecological connectivity. Wetland B will be retained and protected, while the unavoidable loss of approximately 285 m² of degraded Wetland A will be addressed through approximately 348 m² of compensatory indigenous wetland habitat. The proposal also includes approximately 4.6 ha of habitat enhancement and restoration planting, together with specific management and compensation measures for long-tailed bats and management measures for indigenous birds, lizards and freshwater fauna. The Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) acknowledges the transition from a rural to urban landscape and the resulting adverse landscape and visual effects. However, the landscape response integrates the stream corridor, wetlands, open spaces and substantial planting into the development, helping establish a strong blue-green framework and enhance the natural features that will remain within the Site. Overall, although the existing rural landscape character will change, the proposal will protect the Site's more important natural features and biodiversity values and materially increase the extent, quality and connectivity of indigenous habitat within the presently modified environment. The proposal is therefore considered generally consistent with Objective 2.2.11.
Policy 2.2.11a Land use and development protects natural character, natural features and landscapes and ecosystems and promotes positive outcomes for indigenous biodiversity in the Waikato region.	The proposal is considered generally consistent with Policy 2.2.11a. The Residential South development will result in the urbanisation of a presently rural landscape. However, the Site is a highly modified pastoral environment and the development

	has been designed to protect and enhance its more important natural and ecological features. The Mangakōtukutuku Stream and riparian corridor are retained as a central component of the blue-green network, with substantial indigenous riparian restoration and habitat enhancement proposed. Wetland B will be retained and protected, while the unavoidable loss of approximately 285 m² of degraded Wetland A will be addressed through approximately 348 m² of compensatory indigenous wetland habitat. More broadly, approximately 4.6 ha of habitat enhancement and restoration planting is proposed, together with specific management and compensation measures for long-tailed bats and measures to protect indigenous birds, lizards and freshwater fauna. The Landscape Visual Impact Assessment (refer to Residential South - Appendix 12) also confirms that, while the proposal will change the existing rural landscape character, the integration of waterways, wetlands, open space and extensive planting will assist in establishing a strong landscape framework for the development. Accordingly, while the existing rural landscape will be modified, the proposal protects the Site's key natural features and promotes positive indigenous biodiversity outcomes through substantial restoration, enhancement and improved ecological connectivity, consistent with Policy 2.2.11a.
Policy 2.2.11b Land use and development maintains the extent, and where possible, enhances ecological corridors	The proposal is considered consistent with Policy 2.2.11b. The masterplan retains the Mangakōtukutuku Stream and associated riparian corridor as a key component of the wider blue-green network and provides for substantial indigenous planting and habitat restoration along waterways, wetlands and open-space corridors. Approximately 4.6 ha of habitat enhancement and restoration planting is proposed, together with retention and protection of Wetland B and creation of approximately 348 m² of compensatory indigenous wetland habitat associated with the loss of Wetland A. These measures will strengthen connections between existing freshwater

	and terrestrial habitats and improve opportunities for movement and dispersal of indigenous fauna, including long-tailed bats, birds and freshwater species. Accordingly, the proposal will maintain and materially enhance ecological corridors and habitat connectivity within what is currently a highly modified pastoral environment, consistent with Policy 2.2.11b.
Objective 2.2.12 Efficient use and development of natural and physical resources, especially land, buildings and infrastructure.	The proposal is considered consistent with Objective 2.2.12, as the Residential South proposal provides for the efficient use and development of land and infrastructure through a compact, comprehensively planned and staged urban development. The proposal will provide approximately 938 dwellings across a range of terrace, duplex and detached housing typologies, achieving a relatively high residential density and making efficient use of land within the strategically identified SL1 Growth Cell. Residential development is integrated with a neighbourhood commercial node, open space, the blue-green network and a connected movement network, enabling multiple land-use, recreational and environmental functions to be accommodated within the Site. Infrastructure has similarly been planned comprehensively and will be delivered progressively alongside the five stage development. The proposal will utilise available existing transport and three waters infrastructure where appropriate before transitioning to planned longer-term strategic solutions, avoiding unnecessary duplication and coordinating investment with development demand. The integrated stormwater system also provides multiple functions, including water treatment, flood management, ecological habitat, open space and amenity. Overall, the proposal makes efficient use of a strategically located land resource and coordinates development with existing and planned infrastructure, while providing substantial housing capacity and supporting amenities. It is therefore consistent with Objective 2.2.12.

Policy 2.2.12a Development enables and encourages waste minimisation and efficient use of resources through design and construction methods.	The proposal is considered consistent with Policy 2.2.12a. The comprehensive masterplanning and design of Residential South provides opportunities to minimise waste and use land, materials and infrastructure efficiently throughout construction and operation. The proposed earthworks and construction approach will enable suitable material excavated on the Site to be reused within the development where practicable, reducing the need to import or dispose of material off-site. The compact residential form also represents an efficient use of the land resource, while the integrated stormwater and blue-green network provides multiple functions including stormwater treatment and attenuation, ecological habitat, recreation and amenity. Construction activities will be managed through the relevant construction and earthworks management plans, including appropriate management of construction materials and waste. Overall, the proposal incorporates measures to support resource efficiency and waste minimisation through its design, earthworks and construction methodology, consistent with Policy 2.2.12a.
Policy 2.2.12b Buildings should be designed so they can be adapted in the future for a range of uses.	The proposal is considered generally consistent with Policy 2.2.12b, although the policy is of limited direct relevance given the level of building design detail available at this stage. The proposal will provide a range of residential typologies, together with a small neighbourhood commercial node, but detailed building designs will largely be determined through subsequent design and construction stages. The Residential Design Guidelines (refer to Residential South - Appendix 9) establish a framework for the future design of buildings but do not specifically require buildings to be capable of adaptation to different uses over time. Nevertheless, the comprehensive and flexible development framework does not preclude buildings being adapted as needs change.

	Accordingly, there is no identified aspect of the proposal that would conflict with Policy 2.2.12b, although the extent to which individual buildings can be adapted for different future uses will depend on their detailed design.
Policy 2.2.12c Development is designed to consider and adapt to the expected effects of climate change by: (i) Reducing embodied and operational carbon to minimise greenhouse gas emissions. (ii) Planning for development and resource use to withstand predicted extreme weather events.	The proposal is considered generally consistent with Policy 2.2.12c. The development has been comprehensively designed to respond to future climate change conditions and to support a more resource and energy efficient urban form. In relation to carbon emissions, the compact residential form, connected walking and cycling network, provision for future public transport, and integration of residential development with local commercial and recreational opportunities will help reduce reliance on private vehicle travel. The efficient use of land and infrastructure, together with the reuse of suitable material excavated on site where practicable, will also assist in reducing resource use and embodied carbon associated with development. Detailed building design is not yet available, and therefore the extent of operational and embodied carbon reductions at an individual building level cannot presently be quantified. The proposal has also been specifically designed to respond to predicted extreme weather events and future climate change conditions. The stormwater system has been designed to manage the 100 year event incorporating future climate change, with post-development peak discharges limited to no more than 80% of pre-development flows. The integrated system of rainwater tanks, soakage, constructed wetlands and safe overland flow paths will provide additional resilience to more intense rainfall. Geotechnical and groundwater investigations have also informed the development design, with appropriate engineering, monitoring and management measures proposed to address site conditions and associated natural hazard risks. Overall, the proposal incorporates both climate mitigation and adaptation measures, with particularly robust provision for resilience to future extreme rainfall and natural hazard conditions. It is therefore considered generally consistent with Policy 2.2.12c.

Policy 2.2.12d Development enables and encourages the efficient use of resources and recognises the benefits resulting from integrated land use planning.	The proposal is considered consistent with Policy 2.2.12d. The Residential South proposal represents a comprehensively planned development that integrates land use, transport, three waters infrastructure, open space and ecological outcomes to make efficient use of the Site and supporting infrastructure. The proposal provides approximately 938 dwellings in a compact urban form, together with a neighbourhood commercial node, public open space and a connected walking and cycling network. The location and distribution of these activities will enable residents to access some everyday services and recreational opportunities locally, while the movement network provides connections to surrounding areas and makes provision for future public transport. Higher residential densities are generally focused around key amenities and movement routes, supporting efficient use of land and infrastructure. The five stage development and infrastructure strategy also coordinates the timing of development with the availability and delivery of transport and three waters infrastructure. The integrated blue-green network further demonstrates efficient resource use by combining stormwater treatment and attenuation with ecological enhancement, open space, amenity and connectivity functions. Overall, the proposal demonstrates the benefits of integrating land use, infrastructure, transport and environmental planning, enabling efficient use of the land and physical resources while supporting a well-functioning urban environment. It is therefore considered consistent with Policy 2.2.12d.
Objective 2.2.13 Land use and development is integrated with the provision of infrastructure (including transport, three water services and open space)	The proposal is considered consistent with Objective 2.2.13. The proposal has been comprehensively masterplanned so that land use and development is closely integrated with the provision and staging of transport, three-waters infrastructure and open space.

	The development will be delivered across five principal stages, with infrastructure provided progressively to support each stage. Water supply and wastewater servicing will utilise available connections to the existing Hamilton networks in the earlier stages, transitioning to planned longer-term strategic infrastructure as development progresses. Stormwater is managed through an integrated on-site system incorporating rainwater tanks, soakage, constructed wetlands and overland flow paths. The transport network similarly integrates new arterial, collector and local roads with connections to the surrounding network, walking and cycling infrastructure, and provision for future public transport and the wider Southern Links network. Infrastructure is also integrated with the spatial arrangement of development. The Mangakōtukutuku Stream, stormwater facilities, ecological restoration areas and public open spaces form an interconnected blue-green network, while the neighbourhood park and commercial node are located within the residential catchment and connected by the movement network. Accordingly, the proposal demonstrates a coordinated approach to land use, infrastructure and open-space planning, with development staged to align with the infrastructure necessary to support it. The proposal is therefore consistent with Objective 2.2.13.
Policy 2.2.13a Development shall not compromise the safe, efficient, and effective operation and use of existing or planned infrastructure.	The proposal is considered consistent with Policy 2.2.13a. The Residential South proposal has been comprehensively planned and staged to ensure that development can be accommodated without compromising the safe, efficient and effective operation of existing or planned infrastructure. The Infrastructure Assessment (refer to Residential South - Appendix 13) establishes a staged servicing strategy for water supply, wastewater and stormwater. Earlier stages will utilise available capacity and connections to existing Hamilton infrastructure, with development transitioning to longer-term strategic servicing

	solutions as these become available. The five stage approach enables infrastructure requirements and capacity to be coordinated with the scale and timing of development, rather than relying on infrastructure before it is available. Stormwater will be managed primarily within the Site through the integrated treatment, attenuation and conveyance network. Similarly, the Integrated Transport Assessment and Construction Management Plan (refer to Residential South - Appendix 16) assess the effects of the development on the surrounding transport network and identify the upgrades required as development progresses. These include improvements to the MacMurdo, Forth, Saxbys and Ohaupo Road connections and intersections, with relevant upgrades tied to development staging and anticipated traffic demands. The internal network has also been designed to integrate with existing and planned connections, including the future Hamilton Southern Links network. Accordingly, the proposal incorporates staging, infrastructure upgrades and servicing requirements that align development with available and planned network capacity, ensuring that the safe, efficient and effective operation of existing and planned infrastructure is not compromised. The proposal is therefore consistent with Policy 2.2.13a.
Policy 2.2.13b Development allows for future infrastructure needs, including maintenance, upgrading and co-location where appropriate.	The proposal is considered consistent with Policy 2.2.13b. The Residential South proposal has been comprehensively planned to accommodate both the immediate infrastructure requirements of the development and the longer-term infrastructure needs of the wider SL1 Growth Cell and southern Hamilton growth area. The Infrastructure Assessment (refer to Residential South - Appendix 13) establishes a staged servicing approach that enables early stages to connect to available water supply and wastewater infrastructure, while providing for transition to longer term strategic solutions as the wider area develops. The layout also provides for the infrastructure corridors and facilities necessary to operate, maintain and upgrade

	these networks over time. Stormwater infrastructure is integrated within the wider blue-green network, enabling drainage, ecological, open-space and amenity functions to be co-located where appropriate. The transport network has similarly been designed with future needs in mind, including connections to surrounding land, provision for walking and cycling, future public transport and integration with the planned Hamilton Southern Links network. This approach avoids designing the Site solely around its immediate servicing requirements and provides flexibility for infrastructure to evolve alongside future growth. Accordingly, the proposal provides for future infrastructure requirements and facilitates the maintenance, upgrading and appropriate co-location of infrastructure, consistent with Policy 2.2.13b.
Policy 2.2.13c New development connects well with existing development and infrastructure.	The proposal is considered consistent with Policy 2.2.13c. The Residential South site is located immediately adjoining Hamilton’s existing urban area and has been comprehensively masterplanned to provide strong connections with the surrounding transport, three waters and open space networks, while also facilitating connections to the future development of the wider SL1 Growth Cell. The transport network provides for connections to the existing network through Saxbys Road, MacMurdo Avenue and Forth Crescent, supported by associated intersection and network upgrades as development progresses. The internal street network incorporates walking and cycling connections and provides for future public transport, while also recognising and integrating with the planned Hamilton Southern Links network. The layout has been designed to enable connections to adjoining land so that Residential South does not develop as an isolated or internally focused urban area. The Infrastructure Assessment (refer to Residential South - Appendix 13) similarly provides for integration with existing and planned water supply and wastewater

	networks, with servicing transitioning from available existing connections to longer-term strategic infrastructure as the wider southern growth area develops. The Site's stormwater and open space networks are also integrated through the Mangakōtukutuku Stream corridor, constructed wetlands, ecological restoration areas and other components of the blue-green network. Accordingly, the Residential South development will be well connected physically and functionally with existing development and infrastructure, while also enabling integration with future growth and strategic infrastructure, consistent with Policy 2.2.13c.
Policy 2.2.13d Development does not result in incompatible adjacent land uses with respect to existing or planned infrastructure.	The proposal is considered consistent with Policy 2.2.13d. The proposal has been comprehensively planned to ensure that the residential and neighbourhood scale commercial activities are compatible with existing and planned infrastructure and do not constrain its ongoing operation or future development. The masterplan and supporting technical assessments have been informed by the surrounding transport and three waters networks, including the planned Hamilton Southern Links infrastructure. The layout, access arrangements and staging of development have been designed to integrate with these networks and to maintain their safe and efficient operation. Where infrastructure upgrades are required to accommodate development, these are identified and coordinated with the relevant stages rather than relying on incompatible land uses being established in a manner that could constrain future infrastructure provision. Potential interface effects associated with infrastructure, including transport noise and other amenity effects, have also informed the design and management of the development. Appropriate separation, layout, landscaping and other mitigation measures can be applied where necessary to ensure that future residential activities do not create inappropriate reverse-sensitivity effects on existing or planned infrastructure.

	Accordingly, the proposal appropriately manages the relationship between new development and existing and planned infrastructure and is not expected to establish incompatible adjacent land uses or constrain the operation, maintenance or future development of infrastructure, consistent with Policy 2.2.13d.
Policy 2.2.13e Rail, cycle, pedestrian, public transport, micro-mobility, and motorised vehicle networks are well connected and integrated across and beyond the city.	The proposal is considered consistent with Policy 2.2.13e. Residential South has been designed around a connected and integrated movement network that provides for a range of transport modes and links the Site with the existing Hamilton urban area and the wider future transport network. The internal street hierarchy is supported by a comprehensive walking and cycling network, with connections through streets, open spaces and the blue-green network. External connections are provided through Saxbys Road, MacMurdo Avenue and Forth Crescent, with associated upgrades enabling the development to integrate with the surrounding transport network. The layout also provides for future public transport routes, particularly along the collector network, and facilitates connections to adjoining land as the wider SL1 Growth Cell develops. Provision for walking, cycling and other forms of micro-mobility alongside the road network will provide residents with alternatives to private vehicle travel. The Integrated Transport Assessment (refer to Residential South - Appendix 16) also considers the relationship with the planned Hamilton Southern Links network and identifies the transport improvements required as development is progressively delivered. While the proposal does not itself provide rail infrastructure, the wider multimodal network has been planned so that development does not preclude integration with existing or future strategic transport infrastructure. Accordingly, the proposal establishes a well-connected multimodal transport network that integrates with existing development and provides for future connections beyond the Site, consistent with Policy 2.2.13e.

Policy 2.2.13f Development prioritises strong connections to, and use of, public transport and walking, cycling, and micro-mobility.	The proposal is considered consistent with Policy 2.2.13f. Residential South has been designed around a connected movement network that supports walking, cycling and micro-mobility as practical alternatives to private vehicle travel, while also providing for future public transport. The masterplan incorporates footpaths, shared paths and other active mode connections throughout the development, including links through the blue-green and open-space network and connections to the surrounding urban area via Saxbys Road, MacMurdo Avenue and Forth Crescent. The neighbourhood commercial node, park and other amenities are integrated within this network, enabling residents to access local destinations by walking, cycling and micro-mobility. The street hierarchy also provides for future public transport along the collector network, allowing services to be introduced as Residential South and the wider SL1 Growth Cell develop. The Integrated Transport Assessment (refer to Residential South - Appendix 16) supports this multimodal approach and identifies improvements to external walking and cycling connections as part of the staged transport response. While public transport provision will ultimately depend on the development of the wider network and service provision, the proposal establishes a land use pattern and movement network that will enable and support its future use. Accordingly, the proposal provides strong active-mode connections and enables future public transport integration, consistent with Policy 2.2.13f.
Objective 2.2.14 (i) A well-functioning urban environment that enables 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 is considered consistent with Objective 2.2.14. The proposal has been comprehensively masterplanned to establish a well-functioning urban environment, providing approximately 938 dwellings across a range of housing typologies, supported by local commercial activities, public open space, a connected movement network and integrated blue-green infrastructure. This will provide housing choice

(ii) City urban form that enables people to satisfy most of their daily needs within a nominal 10-minutes walk from home and all other daily needs within a nominal 20 minute one-way cycle, micro-mobility, or bus ride.	and access to recreation, services and transport opportunities, supporting the social, economic and cultural wellbeing, health and safety of future residents. The spatial arrangement of the development also supports the 10 minute and 20 minute accessibility principles in the Objective. A centrally located neighbourhood commercial node and approximately 3,200 m² neighbourhood park will place local services and recreation within convenient walking distance of much of the development. These destinations are connected by an extensive network of streets, footpaths, shared paths and connections through the open space and blue-green network. The compact residential form and higher densities around key amenities and movement routes further support walking, cycling and micro-mobility. For needs that cannot be met within the Site, the proposal provides connections to the established Hamilton urban area through Saxbys Road, MacMurdo Avenue and Forth Crescent, together with active-mode improvements and provision for future public transport along the collector network. While the precise 20 minute accessibility of all daily needs will depend in part on the future development of the wider SL1 Growth Cell and public transport services, the proposal establishes an urban form and movement network that supports this outcome and does not preclude its achievement. Overall, Residential South will establish a compact, connected and comprehensively planned urban environment that provides for the wellbeing of its future community and supports convenient access to daily needs by walking, cycling, micro-mobility and, over time, public transport. The proposal is therefore considered consistent with Objective 2.2.14.
Policy 2.2.14a Provide for residential and mixed-use developments of unlimited height within the Central City Zone.	Policy 2.2.14a is not relevant to the proposal, as the Residential South site is not located within the Central City Zone and does not propose unlimited building heights. Accordingly, the specific direction of this policy is not engaged.

Policy 2.2.14b Provide for high-density residential developments within a nominal 800m walking distance of the Central City Zone.	Policy 2.2.14b is not directly relevant to the proposal, as the Residential South site is not located within a nominal 800m walking distance of the Central City Zone. While the proposal provides a relatively compact, medium-density residential form, it is not the type or location of high density development specifically contemplated by this policy. Accordingly, the specific direction of Policy 2.2.14b is not engaged.
Policy 2.2.14c Provide for medium-density residential developments within a nominal 400m walking distance of the Sub-regional Centre at Chartwell and the Suburban Centres at Five Cross Roads, Clyde Street East, Hamilton East, Frankton, and Dinsdale.	Policy 2.2.14c is not directly relevant to the proposal, as the Residential South site is not located within a nominal 400m walking distance of any of the identified Sub-regional or Suburban Centres. While the proposal provides a predominantly medium-density residential form, it is not within the locations specifically targeted by this policy. Accordingly, the specific direction of Policy 2.2.14c is not engaged.
Policy 2.2.14d Provide for medium density residential development along Boundary Road, Peachgrove and Hukanui Road frequent public transport corridors and high and medium density residential development along the Te Rapa Road frequent public transport corridors.	Policy 2.2.14d is not directly relevant to the proposal, as the Residential South site is not located along any of the identified frequent public transport corridors on Boundary Road, Peachgrove Road, Hukanui Road or Te Rapa Road. While the proposal provides a predominantly medium-density residential form and makes provision for future public transport, it is not within the locations specifically targeted for intensification by this policy. Accordingly, the specific direction of Policy 2.2.14d is not engaged.
Policy 2.2.14e Require subdivision to create: (i) A connected, legible, and universally accessible transport network, and (ii) Neighbourhoods that: – Are permeable to, and prioritise, walking, cycling, micro-mobility and public transport, and	The proposal is considered consistent with Policy 2.2.14e. The proposal has been comprehensively masterplanned to establish a connected, legible and accessible movement network that prioritises walking, cycling and micro-mobility alongside vehicle movement and provides for future public transport. The internal street hierarchy provides multiple connections through the development and to the surrounding network, supported by footpaths, shared paths and active-mode connections through the open space and blue-green network. Connections to Saxbys Road, MacMurdo Avenue and Forth Crescent, together with provision for future connections to adjoining land, ensure that the development is permeable

– Enable local trips to be undertaken without a private vehicle.	rather than internally focused or reliant on a limited number of movement routes. The layout also provides for future public transport along the collector network. The neighbourhood commercial node, approximately 3,200 m² neighbourhood park, open spaces and recreational opportunities are integrated within the residential catchment and connected by the active-mode network. This enables a range of everyday local trips to be made by walking, cycling and micro-mobility rather than requiring use of a private vehicle. Accordingly, the subdivision establishes a connected, legible and permeable neighbourhood that supports and prioritises active and sustainable transport modes, consistent with Policy 2.2.14e.
Policy 2.2.14f Improve the permeability of neighbourhoods for, and give access priority to, pedestrians, cyclists, and micro-mobility users.	The proposal is considered consistent with Policy 2.2.14f. The Residential South development has been designed to provide a permeable and well-connected movement network that prioritises pedestrians, cyclists and micro-mobility users. The internal street network is complemented by footpaths, shared paths and connections through the open-space and blue-green network, providing multiple routes between residential areas, the neighbourhood commercial node, neighbourhood park and other open spaces. These routes also connect to the surrounding network through Saxbys Road, MacMurdo Avenue and Forth Crescent, with further connections enabled as the wider SL1 Growth Cell develops. The resulting network provides convenient alternatives to private vehicle travel and supports safe and direct movement through and beyond the Site for pedestrians, cyclists and micro-mobility users. The proposal is therefore consistent with Policy 2.2.14f.
Policy 2.2.14g	The proposal is considered consistent with Policy 2.2.14g. The Residential South proposal has been designed so that key activity nodes, particularly the neighbourhood commercial node, neighbourhood park and other public open spaces,

Improve the amenity and safety of activity nodes and travel routes to them to make them safer and more attractive for pedestrians, cyclists, and micro-mobility users.	are readily accessible through a safe, attractive and connected walking, cycling and micro-mobility network. The commercial node and approximately 3,200 m² neighbourhood park are centrally located and integrated with the surrounding residential development, street network and blue-green corridors. Footpaths, shared paths and connections through open spaces provide direct and convenient routes to these destinations, while the Urban Design Assessment (refer to Residential South - Appendix 10) and Residential Design Guidelines (refer to Residential South - Appendix 9) promote building orientation, passive surveillance, legibility and high-quality public interfaces that contribute to the safety and amenity of these routes and destinations. Accordingly, the proposal creates well-connected and attractive activity nodes and provides safe and convenient active-mode routes to them, consistent with Policy 2.2.14g.
Policy 2.2.14h Ensure there is sufficient development capacity in respect of business land to meet the expected demands of the city.	Policy 2.2.14h is of limited direct relevance to the proposal, as Residential South is predominantly a residential development and is not intended to provide a significant component of Hamilton's strategic business land capacity. However, the proposal includes a small neighbourhood commercial node intended to provide for local scale retail and service activities that meet some of the day to day needs of the future community. The proposal does not involve the loss or displacement of existing business land and will complement, rather than compete with, the wider hierarchy of business centres within Hamilton. Accordingly, while the proposal makes a modest contribution to local business capacity, the broader requirement to ensure sufficient business land capacity across the city is principally a strategic planning matter, and the proposal does not conflict with Policy 2.2.14h.

Policy 2.2.14i

Support the renewal and revitalisation of business centres to make them more attractive to customers.

Policy 2.2.14i is of limited direct relevance to the proposal, as Residential South does not involve the renewal or revitalisation of an existing business centre. Rather, the proposal will establish a new, small scale neighbourhood commercial node to serve the day to day needs of the future residential community.

The commercial node is integrated with the neighbourhood park, surrounding residential development and walking and cycling network, providing an accessible and attractive focal point for the new community. While this supports the broader intent of creating attractive and accessible business centres, the specific direction of Policy 2.2.14i relating to the renewal and revitalisation of existing centres is not directly engaged.