

Appendix 26

Statutory Objectives & Policies Assessment

Objectives and Policies Assessment – Brookvale Green

Contents

1.0	National Policy Statements¹	2
1.1	National Policy Statement on Urban Development 2020 (NPS-UD)	2
1.2	National Policy Statement on Freshwater 2020 (NPS-FW)	9
1.3	National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)	16
1.4	National Policy Statement for Natural Hazards 2026 (NPS-NH)	23
2.0	Hawkes Bay Regional Resource Management Plan	24
2.1	Regional Policy Statement (RPS)	24
2.2	Hawkes Bay Regional Resource Management Plan (RRMP)	37
2.3	Hawkes Bay Regional Resource Management Plan (TANK Plan Change)	41
3.0	Hastings District Plan	53

¹ Refer to the Volume A – Brookvale Green Planning Report, Section 9.2.3, for an assessment against the National Policy Statement for Highly Productive Land

1.0 National Policy Statements

1.1 National Policy Statement on Urban Development 2020 (NPS-UD)

Objectives/ Policy	Assessment
<u>Objectives</u>	
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 project will enable 203 new residential dwellings in Havelock North, across a variety of lot sizes and typologies that will assist housing choice and affordability. The Brookvale Green residential development delivers a well-functioning urban environment by providing a diverse mix of housing typologies, integrated transport connections and public open spaces within a walkable, master-planned layout. The design supports social well-being through housing choice and economic wellbeing through proximity to Havelock North's town centre and employment areas, and cultural wellbeing through collaboration with tangata whenua and inclusion of cultural narratives in landscape design. The greenway network and sustainable stormwater management promote public health, safety, and environmental resilience. Collectively, these features ensure that Brookvale Green meets the present and future needs of its community in line with Objective 1. This is supported by the Economic Impact Assessment included at Appendix 12.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The project supports a more competitive land market by releasing 24ha of residential land in a high-demand area adjacent to Havelock North's urban edge. By delivering 203 new dwellings across a range of lot sizes and densities, Brookvale Green increases housing supply, expands housing choice for the community, and places downward pressure on prices. The development's staging and infrastructure integration ensure it is feasible and timely, helping to meet both current and projected demand and contributing to a more responsive and competitive housing market consistent with Objective 2.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:	Notwithstanding that Objective 3 is primarily directed at regional policy statements and district plans, the Project is consistent with the outcome sought. Brookvale Green will enable more people to live near the Havelock North town centre, schools, community facilities and employment opportunities, and in a location adjacent to the existing urban

(a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-serviced by existing or planned public transport there is high demand for housing or for business land in the area, relative to other areas within the urban environment.	area and the recently approved Arataki Project. The proposal responds to demonstrated housing demand in Havelock North and the wider Napier-Hastings urban environment by providing 203 additional dwellings in a logical urban extension location.
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 Brookvale Green development responds directly to the evolving needs of the Havelock North community by providing a variety of housing types, including smaller lots and medium-density options, which are currently underrepresented in the local market. The walkable layout and greenway connections support changing lifestyle preferences and mobility needs. The masterplan has a future-focused design, enabling the urban environment to adapt and remain liveable, inclusive, and resilient over time. In addition, the residential staging approach is designed to respond to the evolving needs of people, communities, and future generations. It enables a strategic and coordinated rollout of housing and infrastructure, ensuring development occurs in line with changing demand and supports a resilient, adaptable urban environment.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Brookvale Green has been developed through engagement with tangata whenua, including Waipatu Marae, to reflect Treaty principles in both process and outcomes. Cultural values have informed the masterplan, through recognition of mana whenua associations with the land and waterways, opportunities for cultural naming and interpretation, and the restoration of degraded freshwater environments.
Objective 6: Local authority decisions on urban development that affect urban environments are: a) integrated with infrastructure planning and funding decisions; and b) strategic over the medium term and long term; and c) responsive, particularly in relation to proposals that would supply significant development capacity.	The proposal is consistent with Objective 6 as infrastructure servicing has been integrated into the development design. Water supply (noting water transfer approach with HDC and HBRC) and wastewater servicing have been confirmed with Hastings District Council, including the provision of a wastewater pump station. A comprehensive stormwater management system is also proposed, ensuring the development can be appropriately serviced while supporting future urban growth.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	Notwithstanding that Objective 7 is primarily directed at local authorities, the Project has been assessed against the most recent available information regarding the Napier-Hastings urban environment, including the Napier Hastings Future Development Strategy

	2025-2054 ('FDS'). While the Site is not identified as a future residential growth area in the adopted FDS, VSP actively participated in the FDS process, including providing project-specific technical information, responding to requests for further information, and presenting expert planning and technical evidence for the Site's inclusion. The HDC reporting officers and Independent Panel did not provide contrary expert evidence or technical reporting that directly refuted VSP's evidence regarding the Site's suitability for urban development. In addition, the Site's classification as highly productive land, which contributed to its lower assessment score through the FDS process, has subsequently fallen away following amendments to the NPS-HPL. The current application is accompanied by a comprehensive suite of detailed, site-specific technical assessments addressing economics, infrastructure, transport, stormwater, ecology, landscape, rural interface and other relevant matters. The FTAA Panel therefore has the benefit of a substantially more detailed and current information through which the Project can be assessed. While the Project does not align with the preferred spatial pattern identified in the adopted FDS, it responds to the identified demand for additional housing capacity and is consistent with the intent of Objective 7, insofar as it is relevant to this application.
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 project specifically takes into consideration climate change and is therefore consistent with Objective 8 of the NPS-UD. Brookvale Green supports emissions reduction through delivering a compact, mixed density residential design located within 2.5km of Havelock North's town centre and schools, enabling walking and cycling. The street network prioritises active transport and supports a reduction in car dependency. Climate change (3.8 degrees) is also considered through the management of flooding hazards via the best practice stormwater management. Indigenous planting proposed will also enhance carbon sequestration and ecosystem resilience. Overall, the project is consistent with the outcome sought via Objective 8.
Policies	
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: a) have or enable a variety of homes that: i) meet the needs, in terms of type, price, and location, of different households; and	Policy 1 is linked to and reinforces the direction set in Objective 1 of the NPS-UD (refer to the response provided above). The project is consistent and delivers on the concept of a well-functioning urban environment in the following ways:

ii) enable Māori to express their cultural traditions and norms; and b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and e) support reductions in greenhouse gas emissions; and f) are resilient to the likely current and future effects of climate change.	• Brookvale Green delivers an integrated development that includes over 500 new homes. This provides the opportunity for a variety of housing types, locations and prices in a logical and accessible location. • Engagement with tangata whenua has informed the development proposal. • The site has good accessibility for all people to services, jobs, activities and amenity, particularly into Havelock North. It encourages and promotes active transport through a range of walking and cycling options to housing, employment, schools, community services and open spaces. • Brookvale Green enables people to provide for their social, economic and cultural wellbeing, being located 2.5km from Havelock North's town centre. Additionally, the enhanced watercourses offer accessibility to natural open spaces and cultural wayfinding. • Brookvale Green reductions in greenhouse gas emissions through active modes of transport infrastructure. • It is cognisant of the current and future effects of climate change and actively seeks to manages flood hazards via the stormwater management provided by the greenway.
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.	The project aligns strongly with Policy 2, which requires tier 1, 2, and 3 local authorities to ensure that decisions on urban development contribute to 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. Provision of housing and infrastructure capacity • Brookvale Green will deliver 203 new residential units, directly responding to housing demand identified in the Napier Hastings Future Development Strategy 2025 – 2054 (FDS). The FDS highlights there is demand over its lifetime for 7,480 new dwellings in greenfield areas. While the site is not identified within Figure 20 of the FDS, it is located directly adjacent to the Arataki growth area and represents a logical extension of urban development in Havelock North. The site benefits from the same level of servicing and access to amenities as the adjoining Arataki area and meets the principles used in identifying greenfield development areas within the FDS. The site is therefore well positioned to accommodate the future urban growth anticipated by the FDS. Overall, the project addresses anticipated demand with 203 staged dwellings

	that ensures capacity is available to meet projected growth. The variety of housing typologies proposed supports more affordable housing options, consistent with Policy 2 direction. Strategic Urban Expansion and Location The site is located adjacent to Havelock North’s existing urban area, promoting a compact urban form (noting the fast-track approval of the Arataki Project). It builds integrates with existing public infrastructure and aligns with the strategic growth direction identified in the FDS which supports targeted expansion to enable new compact neighbourhoods with a mix of housing types on the fringes of Havelock North. The project delivers much-needed housing supply in a strategically appropriate location, enabling and supporting housing choice and affordability. In doing so, it contributes meaningfully to the district’s ability to meet present and future housing demand in a manner that is efficient, inclusive, and sustainable.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable [...]	N/A – This is objective relates to local authorities’ preparation of planning documents in tier 1 urban environments.
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	N/A – This is objective relates to local authorities’ preparation of planning documents in tier 1 urban environments.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: [...]	Notwithstanding that Policy 5 is primarily directed at regional policy statements and district plans, the Project is consistent with the broader policy outcome sought. Brookvale Green provides an urban form and density that is commensurate with its location at the edge of the Havelock North urban environment, adjacent to existing residential development and the recently approved Arataki Project. The proposal includes a range of residential lot sizes and housing typologies, including smaller lots and superlots that will provide for comprehensively designed terrace housing. This provides a higher level of housing choice and density than traditional suburban or large-lot development, while remaining responsive to the Site’s stream corridors, rural interfaces and landscape context. On that basis, the Project supports an efficient urban form in this location and is consistent with the intent of Policy 5, insofar as it is relevant to this application.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - ii) are not, of themselves, an adverse effect
- c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
- d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- e) the likely current and future effects of climate change.

The project is consistent with Policy 6 in the following ways:

Enables urban change in an appropriate location

- Brookvale Green is located on the periphery of the Havelock North urban area, adjacent to existing residential and rural development. The site is able to be connected to existing infrastructure. It represents a logical and appropriate location for urban expansion and residential intensification, consistent with the strategic growth direction for Havelock North as outlined above.

Supports a well-functioning urban environment

- While the introduction of some higher-density residential typologies and a new urban structure will result in a change from the site's current rural character, these changes are anticipated, planned, and necessary to meet current and future housing needs. The development's design includes considered transitions at zone boundaries, such as Watercourse 1 adjacent to the eastern rural boundary, active transport integration, and a well-connected road and pathway network—demonstrating that urban character change can be well-managed and positive.

Recognises character change is not an adverse effect

- 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, consistent with Policy 6. Instead, the focus is on high-quality urban design and staging to ensure the transition supports community wellbeing and urban functionality.

Supports intensification and housing choice

- The residential development includes 203 dwellings with a variety of lot sizes and housing types. This will support a wider range of residents and facilitate more efficient land use, while still being sensitive to the context.

Climate change considerations and urban resilience

- The project takes into consideration climate change, particularly through the management of flooding hazards via the stormwater management provided by the enhanced watercourses, and incorporates measures to support the reduction of greenhouse gas emissions including through low-carbon transport options such as walking and cycling.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	N/A – This is relevant to local authorities’ preparation of planning documents.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: a) unanticipated by RMA planning documents; or b) out-of-sequence with planned land release.	Notwithstanding that Policy 8 is directed at local authority decisions on plan changes, and this application seeks resource consents under the FTAA, the Project is consistent with the responsive and enabling intent of the policy. Brookvale Green will provide approximately 203 residential lots in a location that is not currently anticipated for urban development by the adopted FDS or HDP. However, VSP actively participated in the FDS process, including providing project-specific technical information, responding to requests for further information, and presenting expert planning and technical evidence for the Site’s inclusion. The HDC reporting officers and Independent Panel did not provide contrary expert evidence or technical reporting that directly refuted VSP’s evidence regarding the Site’s suitability for urban development. In addition, the Site’s classification as highly productive land, which contributed to its lower assessment score through the FDS process, has subsequently fallen away following amendments to the NPS-HPL. The current application is accompanied by a comprehensive suite of detailed, site-specific technical assessments addressing economics, infrastructure, transport, stormwater, ecology, landscape, rural interface and other relevant matters. These assessments confirm that the Site adjoins the existing Havelock North urban edge and the approved Arataki development, can be efficiently serviced, is proximate to the Havelock North village centre and amenities, and can be developed as an integrated, master-planned neighbourhood. The Project will make a significant contribution to housing supply and contribute to a well-functioning urban environment. On that basis, Policy 8 supports a responsive approach to the additional development capacity proposed.
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and	N/A – This is relevant to local authorities’ preparation of planning documents and decision making under the RMA. Notwithstanding, Brookvale Green has engaged with mana whenua in the development of the proposal (refer to Appendix 20). Additionally, tangata whenua will have the opportunity to comment on the application during under section 53 of the FTAA.

b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and d) operate in a way that is consistent with iwi participation legislation.	
Policy 10: Tier 1, 2, and 3 local authorities: a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and c) engage with the development sector to identify significant opportunities for urban development	N/A – This is relevant to local authorities’ preparation of planning documents. Notwithstanding this, the Project has been planned alongside the provision of transport, water supply, wastewater and stormwater infrastructure and has been informed through extensive engagement with HDC, HBRC, utility providers and adjoining landowners; and
Policy 11: In relation to car parking: a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and b) National Policy Statement on Urban Development 2020 – updated May 2022 tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.	N/A – This is relevant to local authorities’ preparation of planning documents.

1.2 National Policy Statement on Freshwater 2020 (NPS-FW)

Objectives/ Policy	Assessment
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Objectives	
Objective 1: The objective of this NPS is: 1) The objective of this NPS 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 Brookvale Green development includes a comprehensive stormwater management system integrated within enhanced watercourses, detention basins and wetland. The following is noted in regard to the prioritisation of freshwater values across the Brookvale Green development: • Both watercourses on site have been designed to slow, filter, and treat water before it ultimately enters the Karamū Stream to the north. The watercourse corridors within the site offers a range of opportunities including ecological restoration, stormwater treatment, and recreational activities. The ecological integrity of these water bodies are therefore prioritised; • While it is proposed to realign approximately 356m of Watercourse 1, this will provide opportunities to enhance freshwater values through measures such as flow attenuation and riparian planting. The realignment will also enable the efficient use and development of the site, contributing to the social, economic, and cultural well-being of people and communities, both now and into the future; and • There are a number of scattered natural inland wetlands within the site, primarily associated with the existing channels of Watercourses 1 and 2. While the proposed works, particularly the stream realignment, are anticipated to result in temporary effects on these wetlands, the long-term outcome is expected to provide an ecological benefit. The works will enhance wetland resilience and overall ecological function through stream bank stabilisation, improved riparian vegetation, increased shading, and greater habitat complexity. In addition, the establishment of a new 7,912m² wetland within the site will further enhance freshwater values, increase wetland habitat extent, and contribute to improved ecological connectivity across the site. Overall, the Brookvale Green development seeks to maintain the values and extent of existing waterbodies on site. Human health needs are supported through ensuring and providing treated stormwater and resilient infrastructure. The development also assists with providing 203 new homes of varying typologies and price to help meet critical demand, fulfilling (c).
Policies	

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 Brookvale Green 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 project has sought to protect the health of waterbodies, specifically the two watercourses on site which feed into the Karamū Stream, in the following ways:

Water Sensitive Urban Design (WSUD)

- Multi-functional watercourses are central to the residential development that integrates stormwater attenuation, natural filtration, and ecological enhancement. The enhanced watercourse seeks to improve the health and well-being of Karamū Stream by treating stormwater prior to discharge. Once enhanced, the watercourses will operate to treat stormwater runoff before it reaches the Karamū Stream to ensure filtration occurs. They direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before flowing into the Karamū Stream.

Ecological Restoration and Indigenous Planting

- The inclusion of ecological restoration and indigenous replanting opportunities for example, within the proposed open spaces. This will enhance freshwater ecosystem health through the maintenance and improvement of habitat, improving habitat complexity and re-establishing biodiversity corridors.

Buffer Zones and Riparian Protection

- The development includes substantial buffers along the watercourses on site. These buffer zones will be planted with native species, which will assist with filtering runoff.

Safe and Secure Water Infrastructure

- The residential units will connect to the Havelock North potable water supply network, ensuring access to safe drinking water.
- Management plans implemented through construction will ensure that potential groundwater contamination risk is avoided.

Access to Natural Environments

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	- The watercourses will also offer passive recreation and pedestrian connectivity throughout the residential area, enabling safe and restorative human interaction with natural water systems. Monitoring - The development includes commitments to long-term water quality monitoring, consistent with adaptive management. This ensures that water body health is not only maintained but progressively enhanced, which aligns with the intergenerational stewardship values at the heart of Te Mana o te Wai. Overall, this project supports Policy 1 through prioritising freshwater through the careful and considered engineering and design of the residential area.
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 involved and consulted. The project has incorporated cultural values, using tangata whenua expertise to integrate their values and cultural heritage to the design aspects related to stormwater and waterbody protection. This is supported by the Cultural Impact Assessment, included as Appendix 16 .
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 watercourses are utilised as important natural infrastructure for the Brookvale Green development that improves environmental outcomes, particularly for freshwater quality and indigenous biodiversity. Once enhanced, the watercourses will operate to treat stormwater runoff before it reaches the Karamū Stream to ensure filtration occurs. It will direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before flowing into the Karamū Stream. The stormwater systems for the residential area are integrated with natural water systems through staged infrastructure that connects with the watercourses. Additionally, design decisions around waterways, planting and ecological corridors reflect mātauranga Māori, ensuring cultural significance of freshwater is upheld. Overall, the project ensures that the effects of the development on the whole-of-catchment basis are responded to. This is supported by the Infrastructure Report, included at Appendix 9.
Policy 4: Freshwater is managed as part of New Zealand’s integrated response to climate change.	The Brookvale Green development actively contributes to New Zealand’s response to climate change by integrating climate-resilient design into land and water management. The watercourse system incorporates nature-based solutions including rain gardens, vegetated swales, and stormwater wetlands that reduce runoff, mitigate flood risk, and

	enhance water retention during extreme weather events that are expected to increase with climate change. Native planting along riparian corridors improves ecosystem resilience and contributes to carbon sequestration. The integration of these features ensures freshwater ecosystems are buffered against climate-related pressures while enabling sustainable growth consistent with Policy 4.
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	Brookvale Green delivers targeted interventions that improve the condition of freshwater resources currently affected by historic rural industrial use. The development enhances degraded watercourses to function as a system designed to treat stormwater before it reaches the Karamū Stream currently considered to be in a degraded state due to surrounding land uses. Riparian enhancement and native replanting will also help stabilise stream banks, reduce thermal loading, and restore ecological functions. For water bodies in a healthier state, such as the headwater tributaries within the site, the proposal seeks to maintain the well-being and overall health through the use of setbacks and non-intrusive land uses. Collectively, these measures ensure degraded systems are improved and other water bodies are safeguarded, consistent with the intent of Policy 5.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The project has proactively addressed the presence of any natural wetlands by mapping potential areas early in the design process. The Ecological Assessment Report (Appendix 8) identified wetlands on site, primarily located along the watercourses. While the proposed works, particularly the stream realignment, are anticipated to result in temporary effects on these wetlands, the long-term outcome is expected to provide an ecological benefit. Although wetlands are not a dominant feature of the site, the proposal includes measures to: • Avoidance of wetland disturbance – While the proposed stream realignment will result in temporary effects on existing wetlands associated with Watercourses 1, the overall residential layout has been designed to avoid these and minimise the extent of permanent disturbance; • Establishment of protective buffer areas – Riparian margins and setback areas will be established around wetlands, incorporating native riparian planting to improve ecological function, bank stability, water quality, and habitat values;

	• Creation of a new wetland – A new 7,912m² wetland is proposed within the site, increasing the extent of wetland habitat and contributing to enhanced freshwater ecological values and connectivity; • Promotion of wetland ecological functions through stormwater management infrastructure – Constructed stormwater retention and treatment basins will be integrated throughout the development to slow, filter, and treat stormwater runoff. These systems will incorporate wetland vegetation and provide ecological functions similar to natural wetlands, supporting water quality improvement and habitat provision. Notwithstanding this, restoration elements and wetland enhancements such as native planting indirectly seek to restore freshwater wetland values even in the absence of formal wetlands on the site. These enhancements will deliver positive environmental benefits for the site.
Policy 7: The loss of river extent and values is avoided to the extent practicable.	While it is proposed to realign Watercourse 1, it does not result in the loss of extent. Further, the combined effect of realignment, riparian planting, and habitat restoration is expected to strengthen ecological function, increase habitat availability, and enhance the ecological value.
Policy 8: The significant values of outstanding water bodies are protected.	The project seeks to improve the health and well-being of the Karamū Stream through significant ecological restoration and enhancement of its tributaries on site, including through: • Creating a network of vegetated drainage swales and wetlands across the site; • Planting indigenous species to establish new habitats; and • Realigning Watercourse 1 for a more appropriate flow. Long-term ecological monitoring will be implemented to assess the success of these habitats in supporting native species re-establishment. The protection and restoration of freshwater environments is summarised in the Ecological Assessment Report.
Policy 9: The habitats of indigenous freshwater species are protected.	The onsite watercourses are considered to provide limited low-quality habitat for indigenous fish species. The straightened and uniform nature of these watercourses, combined with limited shading and variable surface water and water quality, further reduces their suitability as habitat for native aquatic fauna. It is noted that the only fish species recorded on site during field surveys were shortfin eel.

	Notwithstanding the above, the proposed realignment of Watercourse 1 and associated stream works could result in short-term disturbance to instream habitats. As such, a Fauna Management Plan has been prepared. Further, the restored stream and riparian margins will overall provide for an improved aquatic habitat over the longer term.
Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	N/A – Trout and salmon were not identified on site.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	The proposal incorporates water-sensitive urban design and is supported by a water transfer pathway to assist municipal water supply for the development, rather than seeking a new freshwater allocation. Low water demand and efficiency measures will also be incorporated through detailed design. The Project therefore supports the efficient use of freshwater and will not create or worsen over-allocation.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	The national target is to increase proportions of specified rivers and lakes that are suitable for primary contact (that is, that are in the blue, green and yellow categories) to at least 80% by 2030, and 90% no later than 2040, but also to improve water quality across all categories. The regeneration of watercourses on site specifically helps to improve environmental outcomes, particularly for freshwater quality and indigenous biodiversity. The watercourses, along with the new wetland and other natural stormwater infrastructure, will operate to treat stormwater runoff before it reaches the Karamū Stream to ensure filtration occurs. They direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before flowing into the Karamū Stream. Native riparian planting will also improve bank stability and nutrient absorption, which will help deliver wider benefits for water quality. Collectively, the above ensures the project cumulatively contributes to improving water quality in the regional catchment system.
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.	Ongoing monitoring will take place to ensure the condition of water bodies and freshwater ecosystems is not degraded. Further, a condition of consent requires and Ecological Management Plan to be prepared.

Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	
Policy 15: Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.	The Brookvale Green development will enable diverse and affordable housing options for the current and future community, through stormwater management, open spaces, and an active transport network. It will provide for a range of adjacent land uses and offer a range of opportunities for ecological restoration, water runoff treatment, recreational activities and cultural re-instatement. The development enables an urban form that advances housing needs which provide for the social, economic and cultural well-being of current and future generations, while maintaining and improving the integrity of freshwater environments. This is further supported by the Economic Impact Assessment (Appendix 12).

1.3 National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)

Objectives/ Policy	Assessment
<u>Objectives</u>	
Objective 1: 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	Brookvale Green has been designed to ensure there is no net loss of indigenous biodiversity and actively supports the objective of the NPS-IB. The proposal is considered to give effect to the Objective for the following reasons: (a) Maintaining Indigenous Biodiversity (No Net Loss) • The Ecological Assessment Report confirms that the existing biodiversity value of the land is low. The development will result in a biodiversity gain through ecological restoration within the stream corridors, stormwater reserves, and new wetland. Indigenous planting, habitat creation, and long-term management plans will contribute to the enhancement of ecological functions within the development footprint. • The site will be subject to an Ecological Management Plan to support the environmental outcomes delivery of the project.

iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	(b)(i) Recognising Mana of Tangata Whenua as Kaitiaki - Tangata whenua have been engaged in the process, and the development includes opportunities for incorporating mātauranga Māori and cultural narratives into the Project. Further, the project recognises the kaitiakitanga role of tangata whenua in shaping and restoring natural systems within Brookvale Green, particularly in relation to water and native planting along the watercourses. (b)(ii) Recognising Communities and Landowners as Stewards - The design and ongoing management of open space and ecological corridors involve the community as stewards of biodiversity. The development will implement design guidelines and planting strategies that support long-term biodiversity maintenance and awareness among residents and the wider community. (b)(iii) Protecting and Restoring Indigenous Biodiversity - The enhancement of watercourses, a central feature of the development, will serve as a biodiversity corridor, enhancing ecological connectivity and native habitat values. Overall, the site's ecological values that have been degraded by rural industrial use will be regenerated by indigenous vegetation planting and the proposed natural infrastructure. (b)(iv) Balancing Environmental and Social, Economic, Cultural Wellbeing - The proposal provides for urgently needed housing in a well-located area, while also enhancing ecological values and integrating indigenous planting and stormwater features. This balance reflects the intent of the NPS-IB to maintain biodiversity while enabling growth that contributes to community wellbeing, resilience, and liveability. For the reasons above, it is considered that the project is consistent with the objective of the NPS-IB. It achieves no net loss of indigenous biodiversity through targeted restoration and enhancement, recognises tangata whenua and local communities as biodiversity stewards, and integrates ecological outcomes with the delivery of high-quality residential development that supports long-term social, economic, and cultural wellbeing.
Policies	
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.	The project aligns with Policies 1 and 2 of the NPS-IB through the early and ongoing engagement with tangata whenua that has been undertaken and the delivery of a masterplan and associated management plans that actively provides for their role as

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.	kaitiaki (detailed further in the Consultation Report at Appendix 20). Tangata whenua have been engaged through the planning stages of the project, consistent with the principles of partnership, participation, and protection under Te Tiriti o Waitangi. Overall, the residential development 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 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	The project adopts a precautionary approach in line with Policy 3 by proactively identifying, avoiding, and mitigating potential adverse effects on indigenous biodiversity, even where there is uncertainty. • Baseline Ecological Assessment: The site investigations have confirmed that the land has low existing indigenous biodiversity value. Nonetheless, the design has assumed potential ecological value and incorporated protections and enhancements accordingly – refer to the Ecological Assessment Report at Appendix 8; • Conservative Design Response: Areas with ecological or hydrological features have been excluded from development and set aside for restoration, stormwater treatment, or passive open space, ensuring that any unknown or marginal values are protected; • Integrated Watercourse and Planting: The development includes a native planting programme and green infrastructure design to create habitat and improve connectivity, reducing the risk of unintended biodiversity loss; and • Monitoring and Adaptive Management: The project provides for ongoing monitoring and adaptive landscape management, enabling early identification and response if unforeseen biodiversity effects emerge during development or post-construction. A Fauna Management Plan has also been prepared. • Wildlife Act approval: A precautionary wildlife approval will be sought in relation to indigenous lizards in case these are present on site.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.	As directed by Policy 4, the project contributes to climate resilience through: • Restoration of native vegetation along the watercourses, enhancing ecosystem stability; • Incorporation of best practice stormwater management; and

	• Provision of native shade planting and carbon-sequestering species. These measures contribute to the climate resilience of biodiversity and align with Policy 4 by integrating biodiversity enhancement into climate adaptation strategies.
Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.	N/A – This is relevant to local authorities’ preparation of planning documents.
Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.	
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	N/A – The site is not subject to an SNA or similar control.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	No Significant Natural Areas (SNAs) were identified or located within the site. On this basis, the proposal is not directly relevant, although it is still broadly consistent with the overall policy intent through the precautionary and protective approach taken: • Site Assessment: There are no SNAs within the project footprint. Nonetheless, areas with potential ecological value have been treated with care and excluded from intensive development; • Avoidance of Effects: Development has been deliberately avoided in areas potentially supporting ecological values, with these spaces set aside for enhancement through native planting and stormwater treatment functions; • Landscape Integration: The design enhances watercourse corridors that functions as both ecological enhancement and a natural buffer. This protects any adjacent or downstream biodiversity values from indirect effects (e.g., runoff, edge effects). • Future-Proofing: Should any area within or near the site be identified in future as an SNA, the development includes flexibility to manage or adjust landscape treatments to avoid or mitigate potential adverse effects. Although no SNAs are present on the site, the project demonstrates full alignment with Policy 7 by avoiding adverse effects on potentially significant biodiversity values and embedding protective measures into its design and staging. The project ensures that subdivision and development will not compromise SNA protection, now or in the future.
Policy 9: Certain established activities are provided for within and outside SNAs.	The project gives practical effect to Policy 8 by actively maintaining and enhancing indigenous biodiversity outside of identified Significant Natural Areas (SNAs):

	• Recognition of Biodiversity Values outside SNAs: The Watercourses are identified as having future potential value and have been incorporated into the development design as a key environmental feature. • Provision of Specific Management Plans: A Fauna Management Plan has been prepared for use pre, during and post construction to manage potential effects on native wildlife. • Watercourse and Riparian Restoration: The project includes enhancements to the watercourses on site, where native planting and habitat creation will occur, restoring and enhancing biodiversity in an area not identified as an SNA but with ecological potential. • Low Existing Biodiversity Baseline: The site has been historically used for rural industry and lacks significant remaining indigenous vegetation. Despite this, the development adopts a proactive approach by re-establishing indigenous biodiversity in degraded areas in order to deliver ecological and habitat enhancements. • Integration into Urban Design: Biodiversity outcomes are embedded within the urban layout via open spaces, stormwater reserves, and street landscaping using indigenous species, ensuring that ecological functions extend across the development, not just isolated areas. • Stewardship and Community Access: The project supports long-term maintenance by making biodiversity features visible, accessible, and vested in HDC ownership and integrated into the daily lives of future residents, reinforcing community stewardship. Based on the above, it is considered that the residential development proposed fully aligns with Policy 8 by recognising and providing for the maintenance and enhancement of indigenous biodiversity outside SNAs, ensuring ecological gains occur across the broader landscape, not only in formally protected areas.
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 203 new homes in a range of housing typologies, walkable neighbourhood design, and access to open space, all of which support community connection, inclusivity, and quality of life.

	• Economic Wellbeing: Brookvale Green supports economic development by increasing the local population base, which strengthens demand for local services and businesses. It also contributes to local employment during construction. • Cultural Wellbeing: The project recognises and incorporates Māori cultural values through engagement with tangata whenua, and by integrating cultural narrative and opportunities for kaitiakitanga within the watercourse and ecological areas. This supports ongoing cultural expression and connection to place. • Environmental Wellbeing: The development delivers a net positive environmental outcomes by restoring riparian margins, enhancing indigenous biodiversity, and integrating low-impact stormwater design. It ensures biodiversity is maintained alongside urban development. Brookvale Green 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.
Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.	N/A – Not relevant to the site.
Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.	N/A – Not relevant to the proposal.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for. Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	The development actively supports the restoration of indigenous biodiversity and increase in indigenous vegetation cover and aligns with Policy 13 and 14 through integrated design and long-term ecological enhancement initiatives: • Watercourse Restoration: A central feature of the development is the enhancement of the watercourses on site, which includes the large-scale restoration of riparian margins. The riparian margins will be planted with indigenous species and designed to restore habitat, improve ecological connectivity, and enhance water quality. • Native Planting Strategy: Restoration is embedded into streetscapes, stormwater areas, and open space networks. The landscape plan prioritises indigenous planting across the site, promoting habitat regeneration even outside of formally protected areas. The masterplan incorporates indigenous vegetation throughout the urban

	environment, including street trees, swales, and stormwater areas. This contributes to urban ecological function, enhances amenity, and supports climate resilience. • Long-Term Management: The restoration strategy includes provisions for ongoing maintenance, weed control, and ecological monitoring, ensuring that planted areas mature into functioning, biodiverse ecosystems over time. • Cultural Integration: Restoration activities will be informed by tangata whenua values and mātauranga Māori, further supporting holistic outcomes and a strong connection between biodiversity and cultural heritage. Based on the above, it is considered that the residential development as proposed aligns with Policy 13 and 14 by embedding indigenous biodiversity restoration into the core of the project's design, delivery, and long-term management and delivering a clear net increase in indigenous vegetation in an urbanising context.
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.	The residential development proposed is consistent with Policy 15 through its proactive and precautionary approach to identifying and supporting areas that may provide habitat for native fauna, even though the site is outside any identified Significant Natural Area (SNA). • Watercourse Connectivity: The project includes restored watercourses and associated natural stormwater network features. These will provide improved vegetation structure and ecological connectivity that can support and maintain the movement of mobile fauna across the should it occur. • Native Planting to Support Foraging and Nesting: The use of diverse indigenous planting throughout streetscapes, reserves, and riparian areas will enhance food sources and nesting habitat, improving the site's function as a corridor and habitat area for mobile fauna. In summary, the development aligns with Policy 15 by recognising the ecological value of areas outside SNAs for highly mobile fauna, enhancing habitat and connectivity through native planting and green infrastructure, and supporting community awareness. These actions contribute to maintaining indigenous species across their natural range.
Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.	N/A – These policies relate to the functions of local authorities.

Policy 17: There is improved information and regular monitoring of indigenous biodiversity.

1.4 National Policy Statement for Natural Hazards 2026 (NPS-NH)

Objectives/ Policy	Assessment
Objectives	
Objective 1: Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.	Flooding and liquefaction risks affecting the site have been comprehensively assessed through specialist investigations. The assessments conclude that the identified hazards can be appropriately managed through site design, engineering measures, and building controls. In particular, the flood assessment identifies [insert key flood conclusion] , while the geotechnical assessment concludes [insert key liquefaction conclusion] . The proposed development has been informed by these assessments and incorporates measures such as [insert mitigation measures] to ensure future residents are not exposed to unacceptable levels of risk. As a result, the proposal adopts a risk-based and proportionate approach to natural hazard management and gives effect to this objective.
Policies	
Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	The proposal is supported by specialist flood and geotechnical assessments which evaluate the nature, likelihood and consequence of flooding and liquefaction hazards affecting the site. These assessments conclude that [insert risk rating or overall conclusion] and provide a robust basis for determining the suitability of the site for urban development.
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 proposed mitigation measures have been developed in direct response to the identified flood and liquefaction risks. These include [insert flood mitigation measures] and [insert geotechnical mitigation measures] . The scale and extent of mitigation reflects the level of risk identified by technical experts and is sufficient to ensure the hazards are appropriately managed while enabling efficient urban development of the site.
Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.	The specialist assessments do not identify any areas of very high natural hazard risk that would preclude development of the site. Specifically, [insert relevant report finding] . The proposal is therefore consistent with this policy.

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 to ensure that flood management measures and site development will not increase flood risk or other natural hazard effects on neighbouring properties. The flood assessment concludes that [insert relevant off-site effects conclusion] . Accordingly, the proposal will not create or exacerbate significant natural hazard risks beyond the site boundary.
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 application is supported by detailed technical assessments prepared by suitably qualified experts using the best available information, including [insert modelling, investigations or datasets used] . These assessments provide a robust evidential basis for understanding natural hazard risks and determining appropriate mitigation measures.
Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.	Future climate change effects have been incorporated into the assessment of flood hazards and the design of mitigation measures. The flood assessment considers [insert climate change scenario/allowance] and concludes that [insert conclusion] . The proposal therefore provides for the long-term resilience of the development and its future residents over at least the next 100 years.

2.0 Hawkes Bay Regional Resource Management Plan

2.1 Regional Policy Statement (RPS)

Objectives/ Policy	Assessment
2.3 Plan Objectives	
OBJ 1: To achieve the integrated sustainable management of the natural and physical resources of the Hawke's Bay region, while recognising the importance of resource use activity in Hawke's Bay, and its contribution to the development and prosperity of the region.	N/A – These objectives relate to the preparation of the RRMP.
OBJ 2: To maximise certainty by providing clear environmental direction.	

OBJ 3: To avoid the imposition of unnecessary costs of regulation on resource users and other people.	
3.1AA Consolidated Regional Policy Statement	
OBJ 3.1AA.1: Housing bottom lines for Napier-Hastings Urban Environment	The project will directly contribute to the housing bottom lines in Table 2A by providing 203 new dwelling for Havelock North. The development's staging and infrastructure integration ensure it is feasible and timely, helping to meet both current and projected demand.
3.1A Integrated Land Use and Freshwater Management	
Objectives	
OBJ LW1: Integrated management of fresh water and land use and development	The Brookvale Green development manages freshwater values in an integrated and sustainable manner through the following:
OBJ LW2: Integrated management of freshwater and land use development	- Both watercourses on site have been designed to slow, filter, and treat water before it ultimately enters the Karamū Stream. The watercourse corridors within the site offers a range of opportunities including ecological restoration, stormwater treatment, and recreational activities. The ecological integrity of these water bodies are therefore prioritised; - The realignment of Watercourse 1 will provide opportunities to enhance freshwater values through measures such as flow attenuation and riparian planting. The realignment will also enable the efficient use and development of the site, contributing to the social, economic, and cultural well-being of people and communities; and - The works will enhance wetland resilience and overall ecological function through stream bank stabilisation, improved riparian vegetation, increased shading, and greater habitat complexity. In addition, the establishment of a new 7,912m² wetland within the site will further enhance freshwater values, increase wetland habitat extent, and contribute to improved ecological connectivity across the site. Overall, the Brookvale Green development integrates the values and extent of existing waterbodies on site with the proposed residential development in a sustainable manner.
OBJ LW3: Tāngata whenua values in management of land use and development and freshwater	Tangata whenua have been consulted on the project. The project has incorporated the findings of the Cultural Impact Assessment (Appendix 16), particularly those relating to freshwater values and ecological enhancement.
Policies	

POL LW1A: Problem solving approach – Wetlands and outstanding freshwater bodies	N/A – This policy relates to the preparation of planning documents.
POL LW1: Problem solving approach – Catchment-based integrated management	As set out above, Broookvale Green takes an integrated approach to managing the freshwater features on site. The proposal looks to enhance the two watercourses on site which ultimately flow into the Karamū Stream. Overall, the development will direct and slow stormwater across the site, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before entering the wider catchment of the Karamū Stream.
POL LW2: Problem solving approach - Prioritising values	N/A – The site is not within the identified catchments.
POL LW3: Problem solving approach – Managing the effects of land use	The development will direct and slow stormwater across the site, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before entering the Karamū Stream.
POL LW3A: Resource consent decision-making criteria – Outstanding water bodies identified in Schedule 25 (new activities)	The site is located within the Heretaunga Plains Aquifer System. In respect to this outstanding water body it is noted that the proposal does not seek any new water takes or diversion of groundwater. Further, the existing bores on site are proposed to be dis-established and source protection measures will be implemented during the construction phase.
POL LW3B: Resource consent decision-making criteria – Outstanding water bodies identified in Schedule 25 (existing activities)	N/A – Not relevant to the proposal.
POL LW4L: Role of non-regulatory methods	N/A – This relates to the actions of the HBRC.
3.1B Managing the Built Environment	
Objectives	
OBJ UD1: Urban form	The proposal is a logical extension of the Havelock North urban area, adjoining the existing urban edge and the approved Arataki development. It will provide 203 residential lots, including smaller lots and superlots capable of supporting terrace housing, together with integrated roads, pedestrian and cycle connections, stormwater infrastructure, reserves and ecological corridors. Although the site is not presently identified as a greenfield growth area in the FDS, it is responsive to identified housing demand, can be efficiently serviced, and will contribute to a well-functioning urban environment. The application provides current, site-specific evidence on housing demand, infrastructure, transport, stormwater, natural hazards, urban design, ecology and landscape effects.
OBJ UD2: Intensification of residential areas	The proposal provides some residential intensification at the urban edge through a mix of lot sizes and superlots suitable for future terrace housing. While not an infill/intensification proposal within an

	existing residential zone, it supports compact urban form outcomes and is contiguous with the consented urban area.
OBJ UD3: Provision for business land	N/A. The Project is a residential development and does not seek to provide business land.
OBJ UD4: Planned provision for urban development	The proposal is a logical extension of the Havelock North urban area, adjoining the existing urban edge and the approved Arataki development. It will provide 203 residential lots, including smaller lots and superlots capable of supporting terrace housing, together with integrated roads, pedestrian and cycle connections, stormwater infrastructure, reserves and ecological corridors. Although the site is not presently identified as a greenfield growth area in the FDS, it is responsive to identified housing demand, can be efficiently serviced, and will contribute to a well-functioning urban environment.
OBJ UD5: Integration of land use with significant infrastructure	The proposal has been designed with integrated three waters and transport infrastructure. Water supply is addressed through the agreed pathway with HDC. Wastewater will be reticulated to the HDC network via a new pump station, and stormwater will be managed through a treatment train, attenuation wetlands, detention areas, rain gardens and restored stream corridors.
OBJ UD6: Integration of transport infrastructure with development	The Substantive Transport Assessment (Appendix 14) supports the proposed access and internal road layout. The development provides a connected street network with two access points, pedestrian and cycling links, and safe integration with Brookvale Road and the adjoining Arataki area.
Policies	
POL UD1: Provision For Urban Activities	The proposal is a logical extension of the Havelock North urban area, adjoining the existing urban edge and the approved Arataki development. It will provide 203 residential lots, including smaller lots and superlots capable of supporting terrace housing, together with integrated roads, pedestrian and cycle connections, stormwater infrastructure, reserves and ecological corridors. Although the site is not presently identified as a greenfield growth area in the FDS, it is responsive to identified housing demand, can be efficiently serviced, and will contribute to a well-functioning urban environment.
POL UD2: Provision For Business Activities	N/A. The Project is not a business land proposal. It will support the existing Havelock North centre by providing additional nearby residents and does not establish a new commercial centre.
POL UD3: Rural Residential And Lifestyle Development	N/A. The proposal is for urban residential development rather than rural residential or lifestyle development.
POL UD4.1: Establishing Urban Limits	The site is outside the existing urban limits, so the proposal is not fully aligned with the containment aspect of this policy. However, it adjoins the existing urban edge and approved Arataki development, has a natural stream boundary, has a clear physical relationship to Havelock North, can be efficiently

	serviced, and responds to identified housing demand. The proposal is therefore considered an appropriate responsive urban expansion in this context.
POL UD4.2: New Residential Greenfield Growth Area Criteria	The Project broadly satisfies the relevant greenfield criteria in functional terms. It is contiguous with Havelock North urban area, capable of being serviced, integrates transport and stormwater infrastructure, contributes to housing capacity, and provides environmental enhancement.
POL UD4.3: Appropriate Residential Greenfield Growth Areas	The principal tension is that the Site is not identified as a residential greenfield growth area in the adopted FDS. However, the proposal does not represent ad hoc or isolated urban development. It provides for a comprehensively planned extension to the existing urban area and is underpinned by a substantially more detailed suite of site specific technical assessments than was available through the FDS process. Those assessments address the Site's suitability for urban development, including infrastructure, transport, stormwater, economics, ecology, landscape and rural interface matters, and confirm that the Project can be developed in an integrated and appropriate manner. Accordingly, notwithstanding the Site's exclusion from the adopted FDS, the more thorough assessment undertaken for the current application supports the conclusion that the Site is suitable for residential greenfield growth.
POL UD4.4: Inappropriate Residential Greenfield Growth Areas	The proposal is not an industrial growth area and is therefore not directly addressed by this policy.
POL UD4.5: Appropriate Industrial Greenfield Growth Areas	N/A. The proposal is not an industrial greenfield growth area.
POL UD5: Containing Urban Activities Within Urban Limits	The proposal is outside the current urban limit and therefore departs from the strict containment direction. However, the development is immediately adjoining the existing Havelock North urban area and the approved Arataki development, and will create a defensible urban edge through riparian corridors, landscape buffers and roads rather than a sporadic or isolated urban activity.
POL UD6.1: Provision For Papakainga And Marae-Based Development	N/A. The proposal is not papakāinga or marae-based development.
POL UD6.2: Papakainga And Marae-Based Development	N/A. The proposal is not papakāinga or marae-based development.
POL UD7: Intensification In Existing Residential Areas	The proposal is not intensification within an existing residential area.
POL UD8: Density Of Residential Development Areas	The proposed density is appropriate for an urban-edge extension, balancing housing delivery with site constraints, stream and wetland restoration, stormwater infrastructure and rural interface management.

POL UD9.1: Sequencing	The proposal is not sequenced in the FDS. However, it is deliverable, adjoining existing and consented urban development, and can be serviced without undermining planned infrastructure investment. It assists with identified housing capacity shortfalls and is supported by the Economic Assessment (Appendix 12).
POL UD9.2: Sequencing Decision-Making Criteria	The proposal is consistent with the relevant decision-making considerations in substance because it is contiguous with Havelock North, responds to demand, integrates with infrastructure, manages reverse sensitivity and natural hazards, and provides environmental enhancement. The principal policy tension is its location outside the current FDS sequence.
POL UD10.1: Structure Plans POL UD10.3: Structure Plans POL UD10.4: Structure Plans	A comprehensive masterplan has been prepared for the Project and is supported by urban design, landscape, transport, infrastructure, stormwater, ecological and planning assessments. The proposal therefore achieves the function of a structure plan process at the consenting stage.
POL UD10.2: Ad Hoc Urban Development	The Project is not ad hoc urban development. It is a comprehensively planned residential neighbourhood that integrates with Havelock North and Arataki, provides a legible street network, manages interfaces and incorporates substantial green infrastructure.
POL UD11: Rezoning For Urban Development	The application does not seek a rezoning, but seeks consent for urban development under the FTAA. The same planning considerations have been addressed through the AEE, including demand, infrastructure, natural hazards, reverse sensitivity, productive soils, urban design and effects management.
POL UD12: Matters For Decision-Making	Relevant decision-making matters are addressed through the AEE and technical reports. The proposal provides significant housing and economic benefits, is supported by integrated infrastructure design, manages reverse sensitivity and natural hazards, and provides ecological restoration.
POL UD13: Servicing Of Developments	The proposal has been designed with integrated three waters, transport and open space infrastructure. Water supply is addressed through the agreed pathway with HDC. Wastewater will be reticulated to the HDC network via a new pump station, and stormwater will be managed through a treatment train, attenuation wetlands, detention areas, rain gardens and restored stream corridors.
POL UD14.1: Monitoring	N/A. This policy is directed at monitoring by local authorities.
POL UD14.2: Reviews	N/A. This policy is directed at plan review processes by local authorities.
3.3 Loss and Degradation of Soil	
Objectives	

OBJ 11: An ongoing reduction in the extent and severity of hill country erosion	N/A. The site is not hill country.
OBJ 12: The avoidance of loss in the productive capability of land, as a result of inappropriate land use practices hastening wind erosion.	N/A. The proposal is not for rural use.
OBJ 13: The avoidance of nuisance effects or economic losses on adjoining properties as a result of wind erosion.	The proposal is not expected to create nuisance effects or economic losses on adjoining properties from wind erosion. Dust and exposed soil risks will be managed through the CEMP, ESCP and dust management measures.
OBJ 14: The avoidance of loss in the productive capability of land, as a result of reduced soil health.	N/A. The site is proposed to be urbanized.
Policies	
POL 1: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods and HBRC implementation.
POL 2: Problem Solving Approach - Wind Erosion	Wind erosion risks during construction are temporary and will be managed through erosion and sediment control, dust suppression and stabilisation measures.
POL 3: Problem Solving Approach – Vegetation Removal	Vegetation removal is limited to what is necessary for site works, stream/wetland restoration and reserve integration. Loss of vegetation will be offset by extensive indigenous riparian, wetland and landscape planting.
3.4 Scarcity of Indigenous Vegetation and Wetlands	
Objectives	
OBJ 15: The preservation and enhancement of remaining areas of significant indigenous vegetation, significant habitats of indigenous fauna and ecologically significant wetlands.	The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, extensive wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The Ecological Assessment Report (Appendix 8) concludes the Project will result in a net gain in ecological values across the site.
Policies	
POL 4A: Role Of Non-Regulatory Methods To use both non-regulatory and regulatory methods for protecting significant values of wetlands	See above.
POL 4: Role Of Non-Regulatory Methods	See above.

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To use non-regulatory methods, as set out in Chapter 4, as the primary means for achieving the preservation and enhancement of remaining areas of significant indigenous vegetation and ecologically significant wetlands [...]	
3.5 Effects of Conflicting Land Use Activities	
Objectives	
OBJ 16: For future activities, the avoidance or mitigation of off-site impacts or nuisance effects arising from the location of conflicting land use activities.	Potential reverse sensitivity effects have been specifically assessed. The proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, acoustic mitigation and consent notices where appropriate to manage rural interfaces. Refer to Section 8.3 of the Volume A Planning Report and appended technical assessments for a more detailed consideration.
OBJ 17: For existing activities (including their expansion), the remedy or mitigation of the extent of off-site impacts or nuisance effects arising from the present location of conflicting land use activities.	
OBJ 18: For the expansion of existing activities which are tied operationally to a specific location, the mitigation of off-site impacts or nuisance effects arising from the location of conflicting land activities adjacent to, or in the vicinity of, areas required for current or future operational needs.	
Policies	
POL 5: Role Of Non-Regulatory Methods	Consultation has been undertaken with HDC, HBRC and adjoining landowners to identify and resolve (where possible) potential land use conflict issues, including rural production interfaces.
POL 6: Problem-Solving Approach – Future Land Use Conflicts	Potential reverse sensitivity effects have been specifically assessed. The proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, acoustic mitigation and consent notices where appropriate to manage rural interfaces. Refer to Section 8.3 of the Volume A Planning Report and appended technical assessments for a more detailed consideration.
POL 7: Problem-Solving Approach – Existing Land Use Conflicts	
POL 8: Decision-Making Criteria – Odour Effects	The former Te Mata mushroom activity is no longer.
3.8 Groundwater Quality	

Objectives	
OBJ 21: No degradation of existing groundwater quality in the Heretaunga Plains and Ruataniwha Plains aquifer systems.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions.
OBJ 22: The maintenance or enhancement of groundwater quality in aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality.	
Policies	
POL 15: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods, but the proposal is consistent with its intent through source protection and groundwater management measures.
POL 16: Regulation – Discharges Over Heretaunga Plains And Ruataniwha Plains Aquifer Systems	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions.
POL 17: Decision-Making Criteria – Activities Affecting Groundwater Quality	
POL 18: Decision-Making Criteria – On-Site Sewage Discharges	N/A. The development will be reticulated for wastewater and does not propose on-site sewage discharges.
POL 19: Decision-Making Criteria – Effects Of Freshwater Pasture Irrigation On Agricultural Effluent Disposal Areas	N/A. The proposal does not involve agricultural effluent disposal or freshwater pasture irrigation.
POL 20: Decision-Making Criteria – Agricultural Effluent Discharges In Sensitive Catchments	N/A. The proposal does not involve agricultural effluent discharges.
POL 21: Decision-Making Criteria - Bore Construction	Existing bores are to be appropriately decommissioned. Any works near groundwater pathways will be managed in accordance with the SPZMP and specialist advice.
POL 22: Decision-Making Criteria – Risk Assessment Of Contaminated Sites	Contaminated land risks have been assessed through the DSI (Appendix 17).
3.9 Groundwater Quantity	
Objectives	

OBJ 23: The avoidance of any significant adverse effects of water takes on the long-term quantity of groundwater in aquifers and on surface water resources.	The proposal does not seek a new groundwater take. Water supply is being addressed through HDC and a separate water transfer pathway, together with low water demand measures.
OBJ 24: The avoidance or remedy of any significant adverse effects of water takes on the operation of existing lawful efficient groundwater takes.	The proposal does not seek to interfere with existing lawful groundwater takes. Groundwater risks during construction are addressed through the SPZMP and conditions.
Policies	
POL 23: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods for water allocation.
POL 24: Regulation – Water Allocation	The application does not seek a new groundwater allocation. Water supply is addressed separately through the HDC pathway and water transfer process.
POL 25: Regulation - Transfer Of Water Permits	Any transfer of water permits will be progressed separately and will be subject to the relevant allocation framework. This substantive application does not itself seek to authorise the transfer.
POL 26: Decision-Making Criteria – Location Of New Bore	N/A. No new production bore is proposed.
POL 27: Decision-Making Criteria – Well And Bore Construction	N/A. No new bore construction is proposed. Existing bores will be appropriately decommissioned.
POL 28: Decision-Making Criteria – Effects On Existing Users	N/A. No new groundwater take is proposed.
POL 29: Decision-Making Criteria – Aquifer Dewatering & Salt Water Intrusion	N/A. No aquifer dewatering or saltwater intrusion risk is anticipated from the completed development. Temporary construction effects will be managed through the SPZMP and conditions of consent.
POL 30: Decision-Making Criteria – Measurement Of Groundwater Abstraction	N/A. No groundwater abstraction is proposed as part of this application.
POL 31: Decision-Making Criteria – Well Head Construction	N/A. No new wellhead is proposed. Existing bores will be decommissioned.
POL 32: Technical Procedure - Irrigation Takes	N/A. The proposal is not an irrigation take.
POL 33: Technical Procedures - Groundwater Takes Within The Vicinity Of Surface Water Bodies	N/A. The proposal does not seek groundwater takes in the vicinity of surface water bodies.
3.10 Surface Water Resources	
Objectives	

OBJ 25: The quantity of water in wetlands, rivers and lakes is suitable for sustaining aquatic ecosystems, for achieving other freshwater objectives, and ensuring resource availability for a variety of purposes across the region, while recognising the impact caused by climatic fluctuations in Hawke's Bay.	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and project design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
OBJ 26: The avoidance of any significant adverse effects of water takes, uses, damming or diversion on lawfully established activities in surface water bodies.	
OBJ 27: The water quality in rivers, lakes and wetlands is suitable for sustaining or improving aquatic ecosystems, and for other freshwater objectives identified in accordance with a catchment-based process set out in Policy LW1 and Policy LW2, including contact recreation purposes where appropriate.	
OBJ 27A: Riparian vegetation on the margins of rivers, lakes and wetlands is maintained or enhanced in order to: a) maintain biological diversity; b) maintain and enhance water quality and aquatic ecosystems; and c) support the use of surface water resources in accordance with tikanga Māori.	
Policies	
POL 34: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods, but the proposal is consistent with its intent through riparian enhancement, stormwater treatment and ecological management.
POL 35: Regulation - Water Allocation	N/A. The proposal does not seek a surface water take.
POL 36: Regulation - Transfer Of Water Permits For Rivers And Lakes	N/A. Any water permit transfer will be progressed separately.

POL 37: Resource Allocation - Minimum Flows & Allocatable Volumes	N/A. The proposal does not seek new water allocation from rivers or lakes.
POL 38: Decision-Making Criteria – Effects Of New Takes	N/A. The proposal does not seek a new take from surface water.
POL 39: Decision-Making Criteria – Water Allocation	N/A. The proposal does not seek surface water allocation.
POL 40: Technical Procedure - Minimum Flows	N/A. The proposal does not involve minimum flow setting.
POL 41: Decision-Making Criteria – Measurement Of Surface Water Abstraction	N/A. The proposal does not involve surface water abstraction.
POL 42: Technical Procedure - Irrigation Takes	N/A. The proposal is not an irrigation take.
POL 43: Technical Procedures - Groundwater Takes Within The Vicinity Of Surface Water Bodies	N/A. The proposal does not involve groundwater takes near surface water bodies.
POL 44: Decision-Making Criteria – Aquifer Recharge	N/A. The proposal does not involve aquifer recharge.
POL 45: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods.
POL 46: Role Of Non-Regulatory Methods	N/A. This policy is directed at non-regulatory methods.
POL 47: Decision-Making Criteria - Discharges	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and project design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
POL 48: Decision-Making Criteria – Buffer Zones: Animal Effluent Disposal	N/A. The proposal does not involve animal effluent disposal.
POL 49: Diversion And Discharge of Stormwater	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and project design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment. Refer to Section 8.12 of the Volume A Planning Report for further assessment.
3.12 Natural Hazards	
Objectives	

OBJ 31: The avoidance or mitigation of the adverse effects of natural hazards on people's safety, property, and economic livelihood.	Flooding and geotechnical hazards have been assessed in the relevant technical reports and have informed the subdivision layout, earthworks, finished floor levels and stormwater design. The flood modelling adopts a 3.8 degree climate change scenario and demonstrates that flood effects can be appropriately managed, including through stream corridors and detention areas. Liquefaction and geotechnical matters are addressed through conditions and future detailed design.
Policies	
POL 55: Role Of Non-Regulatory Methods	Flooding and geotechnical hazards have been assessed in the relevant technical reports and have informed the subdivision layout, earthworks, finished floor levels and stormwater design. The flood modelling adopts a 3.8 degree climate change scenario and demonstrates that flood effects can be appropriately managed, including through stream corridors and detention areas. Liquefaction and geotechnical matters are addressed through conditions and future detailed design.
Infrastructure	
Objectives	
OBJ 32: The ongoing operation, maintenance and development of physical infrastructure that supports the economic, social and/or cultural wellbeing of the region's people and communities and provides for their health and safety.	The proposal has been designed with integrated three waters and transport infrastructure. Water supply is addressed through the agreed pathway with HDC. Wastewater will be reticulated to the HDC network via a new pump station, and stormwater will be managed through a treatment train, attenuation wetlands, detention areas, rain gardens and restored stream corridors.
OBJ 33: Recognition that some infrastructure which is regionally significant has specific locational requirements.	N/A. This project is not for regional infrastructure.
OBJ 33A: Adverse effects on existing physical infrastructure arising from the location and proximity of sensitive land use activities are avoided or mitigated.	N/A. there is no regionally significant infrastructure within the vicinity of the site.
OBJ 33B: Adverse effects on existing landuse activities arising from the development of physical infrastructure are avoided or mitigated in a manner consistent with Objectives 16, 17, 18, 32 and 33.	N/A. This project is not for regional infrastructure.
Policies	

POL 56: Role Of Non-Regulatory Methods	N/A. This project is not for regional infrastructure.
Recognition of Matters of Significance to Iwi/Hapu	
Objectives	
OBJ 34: To recognise tikanga Māori values and the contribution they make to sustainable development and the fulfilment of HBRC's role as guardians, as established under the RMA, and tangata whenua roles as kaitiaki, in keeping with Māori culture and traditions.	Mana whenua engagement has been undertaken and a Cultural Impact Assessment has been prepared by Waipatu Marae (Appendix 16). The Project responds positively to cultural values through restoration of degraded waterways and wetlands, indigenous planting, opportunities for cultural naming and interpretation, and conditions requiring accidental discovery protocols and ongoing management measures.
OBJ 35: To consult with Māori in a manner that creates effective resource management outcomes	
OBJ 37: To protect and where necessary aid the preservation of mahinga kai (food cultivation areas), mahinga mataitai (sea-food gathering places), taonga raranga (plants used for weaving and resources used for traditional crafts) and taonga rongoa (medicinal plants, herbs and resource).	
OBJ 36: To protect and where necessary aid the preservation of waahi tapu (sacred places), and tauranga waka (landings for waka).	No known wāhi tapu or archaeological sites are identified within the works area. An accidental discovery protocol is proposed to manage any unexpected discoveries during earthworks.
Policies	
POL 57- POL 66	Mana whenua engagement has been undertaken and a Cultural Impact Assessment has been prepared by Waipatu Marae (Appendix 16). The Project responds positively to cultural values through restoration of degraded waterways and wetlands, indigenous planting, opportunities for cultural naming and interpretation, and conditions requiring accidental discovery protocols and ongoing management measures.

2.2 Hawkes Bay Regional Resource Management Plan (RRMP)

Objectives/ Policy	Assessment
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5.1A Consolidated regional plan provisions inserted by various national directions	
Objectives	
OBJ 37A: Fish passage The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	Fish passage has been addressed in the design of stream crossings, culverts and instream works. Proposed conditions require fish passage to be maintained or improved where practicable and for structures to be designed in accordance with relevant fish passage guidance.
Policies	
POL 66A: Natural Inland Wetlands	The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The ecological assessment concludes the Project will result in a net gain in ecological values across the site.
POL 66B: Loss Of River Extent And Values	The realignment of Watercourse 1 and associated stream works will result in some modification to existing channel extent, but this is part of a broader restoration package that will improve stream morphology, riparian condition, habitat complexity, shading and ecological function. Overall river and stream values are expected to improve.
POL 66C: Discharge Permits – Matters For Consideration In Catchments Other Than Tukituki River Catchment	Water quality effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments along with structures in the stream environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
POL 66D: Water Permits – Matters For Consideration In Catchments Other Than Tukituki River Catchment	
5.2 Land	
Objectives	
OBJ 38: The sustainable management of the land resource so as to avoid compromising future use and water quality.	The site contains LUC 3 soils. The development will result in the loss of rural land, but that effect is balanced against the significant housing supply, infrastructure and environmental restoration benefits of the Project.
Policies	

POL 67: Environmental Guidelines – Land	Earthworks are necessary to remediate the former industrial/rural production site, form roads and building platforms, install infrastructure and restore the stream and wetland corridors. Effects will be managed through erosion and sediment controls, a CEMP, dust management, construction traffic management, geotechnical certification and conditions controlling staging and site stabilisation.
POL 68: Implementation Of Environmental Guidelines – Land	
5.4 Surface Water Quality	
Objectives	
OBJ 40: The maintenance of the water quality of specific rivers in order that the existing species and natural character are sustained, while providing for resource availability for a variety of purposes, including groundwater recharge.	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and flood modelling. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
Policies	
POL 71: Environmental Guidelines - Surface Water Quality	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and flood modelling. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
POL 72: Implementation Of Environmental Guidelines - Surface Water Quality	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and flood modelling. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
5.5 Surface Water Quantity	
Objectives	
OBJ 41: The maintenance of the water quantity of specific rivers in order that the existing aquatic species and the natural character are sustained, while providing for resource availability for a variety of purposes, including groundwater recharge.	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. Modification to the stream extent and structures within the stream environment are proposed to facilitate the development. Overall, the restored stream corridors, riparian planting and wetland systems will improve water quality, habitat

	values and hydraulic resilience compared with the modified existing environment. Further, comprehensive conditions will ensure that effects are managed during and post construction.
Policies:	
POL 73: Environmental Guidelines - Surface Water Quantity	As above.
POL 74: Implementation of Environmental Guidelines - Surface Water Quantity	
5.6 Groundwater Quality	
Objectives	
OBJ 42: No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions.
OBJ 43: The maintenance or enhancement of groundwater quality in unconfined or semi-confined productive aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality.	
Policies	
POL 74: Implementation Of Environmental Guidelines - Surface Water Quantity	As above.
POL 75: Environmental Guidelines - Groundwater Quality	
POL 76: Implementation Of Environmental Guidelines – Groundwater Quality	
5.7 Groundwater Quantity	
Objectives	
OBJ 44: The maintenance of a sustainable groundwater resource.	The proposal does not seek a new groundwater take and will not adversely affect sustainable groundwater allocation. Construction-related groundwater risks are managed through the SPZMP.
Policies	

POL 77: Environmental Guidelines - Groundwater Quantity	N/A. No groundwater take is proposed.
POL 78: Implementation Of Environmental Guidelines – Groundwater Quantity	N/A. No groundwater abstraction is proposed as part of this application.
5.8 Beds of Rivers and Lakes	
Objectives	
OBJ 45: The maintenance or enhancement of the natural and physical resources, and use and values, of the beds of rivers and lakes within the region as a whole.	The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The Ecological Assessment Report concludes the Project will result in a net gain in ecological values across the site.
Policies	
POL 79: Environmental Guidelines – Beds Of Rivers And Lakes	Works within and near stream beds are necessary to restore and integrate degraded watercourses and provide stormwater and access infrastructure. Effects will be managed through design, construction methodology, fish passage, erosion and sediment controls, and ecological management. Overall, the proposal maintains and enhances river bed values through stream restoration and the design and construction controls will ensure that adverse effects are avoided or mitigated.
POL 80: Implementation Of Environmental Guidelines – River Beds & Lake Beds	

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

Objectives/ Policy	Assessment
<u>Objectives</u>	
OBJ TANK 1: Land and freshwater in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments are sustainably managed as integrated natural resources to give effect to Te Mana o te Wai by prioritising: a) First, the health and well-being of water bodies and freshwater ecosystems b) Second, the health needs of people (such as drinking water)	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing

c) Third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	environment. Further, source protection measures are proposed throughout construction to protect the health of the aquifer.
OBJ TANK 2: Mauri enhancement and ecosystem health outcomes are achieved through: a) Recognising ki uta ki tai and the interconnectedness of land and water and the particular connections between groundwater and surface water in these catchments b) Protecting indigenous biodiversity and safeguarding the life-supporting capacity of aquatic ecosystems c) Collectively managing all of the specified attributes described in schedule 26 d) Providing for values identified in schedule 26 e) Establishing limits (including targets and minimum flows where appropriate) for groundwater and surface water f) Sustainably allocating water g) Protecting the outstanding and significant values of the Outstanding Water Bodies identified in Schedule 25 h) The matters identified in OBJ 2A	The project is informed by a Cultural Impact Assessment (Appendix 16). The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The Ecological Assessment Report concludes the Project will result in a net gain in ecological values across the site.
OBJ TANK 2A: The relationships, culture, traditions, and tikanga of tangata whenua with their ancestral waters, wāhi tapu, and taonga are recognised and provided for by: a) Active protection and restoration of their ancestral freshwater resources including wāhi tapu and taonga; b) Recognition of their mana and rangatiratanga and exercise of Kaitiakitanga over their ancestral freshwater resources, wāhi tapu and taonga; c) Mauri tū, Mauri oho, Mauri Ora (improve and provide for) the mauri, mana and oranga of Atua, taonga species, ecosystems and waters within the TANK catchments and the Heretaunga muriwaihou so that customary practices can be undertaken, including mahinga kai.	

OBJ TANK 3: Climate change and social, cultural, economic and ecosystems resilience are taken into account when making decisions about land and water management within the TANK catchments.	Flooding and geotechnical hazards have been assessed and have informed the subdivision layout, earthworks, finished floor levels and stormwater design. The flood modelling adopts a 3.8 degree climate change scenario and demonstrates that flood effects can be appropriately managed, including through stream corridors and detention areas. Liquefaction and geotechnical matters are addressed through conditions and future detailed design.
OBJ TANK 4: The quality of the TANK freshwater bodies and estuaries is maintained where objectives are currently being met, or is improved where degraded waterbodies so that they meet target attribute states in Schedule 26 by 2040 provided that: a) where the attribute state is found to be higher than the target attribute state given in Schedule 26, the higher state is to be maintained b) progress is made over the life of this Plan towards the long term target attribute states by the mixture of regulatory and non-regulatory provisions in this Plan.	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design. The best practice stormwater design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.
OBJ TANK 4A : No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions.
OBJ TANK 5: Riparian margins are protected or improved where necessary to provide for aquatic ecosystem health and mauri of water bodies in the TANK catchment and to: a) reduce effects of contaminant loss from land use activities b) improve aquatic habitat and protect indigenous species including fish spawning habitat c) reduce stream bank erosion d) enhance natural character and amenity e) improve indigenous biodiversity	The project incorporates significant restored stream corridors, riparian planting and wetland systems to assist with improving water quality, habitat values and hydraulic resilience compared with the modified existing environment.

f) reduce water temperature in summer g) reduced nuisance macrophyte growth.	
OBJ TANK 6: Activities in source protection areas for Registered Drinking Water Supplies do not cause source water in these areas to become unsuitable for human consumption, and that risks to the supply of safe drinking water are appropriately managed.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and associated conditions.
OBJ TANK 10: In combination with meeting the target attribute states specified in Schedule 26, the mauri, water quality and water quantity in the Karamū and Clive Rivers catchment are improved to enable: a) healthy ecosystems b) healthy and diverse indigenous aquatic and bird populations, especially black pātiki, tuna and whitebait, and healthy macroinvertebrate communities c) people to safely carry out a wide range of social, recreational, and cultural activities, including swimming and cultural practices of Uu and rowing and waka ama in the Clive/Karamū d) collection and consumption of kai to provide for social and cultural well-being e) people and communities to safely meet their domestic water needs f) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being and provide for: g) contribution to the healthy functioning of the Waitangi Estuary ecosystem and to enable people to safely carry out a wide range of social, cultural and recreational activities and the collection of kai in the estuary.	The Project is within the wider Karamū catchment and will improve freshwater outcomes through treatment of stormwater, restoration of degraded watercourses, riparian planting, wetland creation and long-term ecological management. These measures support the improvement of mauri, water quality, habitat and ecological function in the catchment.
OBJ TANK 11 : In combination with meeting the target attribute states specified in Schedule 26 the mauri, water quality, water quantity and groundwater levels are maintained in the Groundwater connected to the Ngaruroro, Tūtaekurī and Karamū rivers and their tributaries is managed to enable: a) people and communities to safely meet their domestic water needs and to enable the provision of safe and secure supplies of water for municipal use	No new groundwater take is proposed. The Project protects groundwater values through the SPZMP, decommissioning/management of existing bores, stormwater treatment, and construction management measures.

b) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being and provide for: c) the maintenance of groundwater levels at an equilibrium that accounts for annual variation in climate and prevents long term decline or seawater intrusion d) contribution to water flows and water quality in connected surface waterbodies.	
OBJ TANK 12: Wetland and waahi taonga within the TANK catchments are managed so that mauri, water quality and flows, and levels are protected, maintained and improved to a) provide for healthy and diverse indigenous fish, bird and plant populations in wetland and lake areas and connected waterways b) improve hydrological functioning in wetlands, lakes and connected waterways c) enable people to safely carry out a wide range of social, recreational and cultural activities d) provide for mahinga kai e) contribute to improved water quality in connected surface waters f) extents and values of lakes and those wetlands, including those listed in Schedule 25. g) increase the total wetland area by protecting and restoring a minimum of 200ha hectares of existing wetland and reinstating or creating a minimum of 100ha of additional wetland by 2040.	The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, substantial new wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The Ecological Assessment Report concludes the Project will result in a net gain in ecological values across the site.
OBJ TANK 13: Ground and surface water in the TANK Catchments are allocated, subject to limits, targets and flow regimes which provide for the values of each water body, in the following priority order: a) The reasonable domestic needs of people, livestock drinking and fire-fighting supply b) Existing and future demand for domestic supply including marae and papakāinga, and municipal uses c) Primary production on versatile land d) Other primary production, food processing, industrial and commercial end uses	N/A. This application does not seek a water take.

e) Other non-commercial end uses.	
OBJ TANK 14: The allocation and use of water results in: a) the development of Māori economic, cultural and social well-being supported through regulating the use and allocation of the water available at high flows for taking, storage and use b) water being available for abstraction at agreed reliability of supply standards c) efficient water use d) efficient and effective allocation management regimes.	
OBJ TANK 15: The current and foreseeable water needs for mauri, mahinga kai, and ecosystem health and of future generations are secured through phasing out existing over-allocation and avoiding future overallocation, supported by: a) water conservation, water retention in the landscape, water use efficiency, and innovations in technology and management b) flexible water allocation and management regimes c) water reticulation d) aquifer recharge with a preference for natural aquifer recharge e) flow augmentation, where appropriate f) water harvesting and storage , in appropriate locations g) riparian and wetland restoration.	No water take is proposed. The project incorporates low water demand design measures.
Policies	
POL TANK 1: Freshwater management in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments will be achieved by the Council, tangata whenua and the urban and rural community working together in a way that: (a) recognises tangata whenua as kaitiaki and other resource users as stewards and the responsibilities they each have in freshwater management (b) recognises the importance of monitoring, resource investigations and the use of mātauranga Māori to inform decision making and limit setting for sustainable management	The proposal aligns with Te Mana o te Wai by prioritising freshwater health through restoration of degraded watercourses, protection and enhancement of wetlands, stormwater treatment and measures to protect source water. The proposal also provides for people and communities through housing supply and integrated infrastructure.

(c) ensures good land and water management practices are followed and where necessary, mitigation or restoration measures adopted (d) supports good decision making by resource users.	
POL TANK 2: The Council will regulate land use activities and will work with tangata whenua, landowners, local authorities, industry and community groups, and other stakeholders to manage land use activities so that existing water quality is maintained in its current state or improved to meet target attribute states shown in Schedule 26 by focusing on: (a) water quality improvement in priority catchments (as described in Schedule 27) where water quality is not meeting specified freshwater quality targets (b) sediment management as a key contaminant pathway to also address phosphorus and bacteria losses (c) the significant environmental stressors of excessive sedimentation and macrophyte growth in lowland rivers and nutrient loads entering Te Whanganui ā Orotū (Ahuriri) and Waitangi estuaries (d) the management of riparian margins (e) the management of urban stormwater networks and the reduction of contaminants in urban stormwater (f) the protection of water quality for domestic use and registered drinking water supplies. (g) ensuring no degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system	The proposal has been designed to maintain and improve freshwater outcomes through stream realignment and enhancement, wetland enhancement, riparian planting, and an integrated stormwater management system. Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design. The best practice stormwater design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. Sediment and contaminant risks will be managed through construction-phase erosion and sediment controls, spill management, water quality monitoring and long-term stormwater treatment and maintenance. The proposed riparian margins and vegetated corridors will also assist in reducing sediment, nutrients and other contaminants entering the watercourses. The Site is within the Heretaunga Plains aquifer system and Hastings Source Protection Zone. Groundwater and drinking water supply risks will be managed through the Source Protection Zone Management Plan, hydrogeologist oversight, construction controls and appropriate stormwater design. Overall, the Project supports improved water quality, urban stormwater management, riparian enhancement and protection of groundwater quality.
POL TANK 3 : In the Clive/Karamū Rivers and their tributaries, in addition to POL TANK 2 the Council will work with tangata whenua, landowners and the Hastings District Council to: a) reduce water temperature and increase the level of dissolved oxygen by:	The proposal includes realignment, naturalisation and enhancement of Watercourse 1, enhancement of Watercourse 2, wetland enhancement and extensive indigenous riparian planting. These measures will improve shading, water temperature, habitat quality and aquatic ecosystem health

i. the establishment of riparian vegetation to shade the water and reduce macrophyte growth while accounting for flooding and drainage objectives ii. reducing excessive macrophyte growth by physical removal of aquatic plants in the short term b) adopt flow management regimes to remedy or mitigate the effects of surface and ground water abstraction c) reduce the amount of sediment and nutrients entering the freshwater from adjacent land d) improve stormwater and drainage water quality and the ecosystem health of urban waterways and reduce contamination of stormwater associated with poor site management practices, spills and accidents in urban areas (refer also to POLs TANK 26 -29).	over time, while maintaining necessary flood conveyance and drainage functions. The Project will also improve stormwater quality through integrated treatment, attenuation, vegetated corridors and long-term maintenance requirements. Construction-phase erosion and sediment controls, spill management and water quality monitoring will reduce the risk of sediment, nutrients or contaminants entering freshwater. Overall, the proposal supports improved water quality and urban waterway health within the Karamū catchment.
POL TANK 7: The quality of groundwater of the Heretaunga Plains and surface waters used as source water for Registered Drinking Water Supplies will be protected, in addition to POL TANK 1 and 2, by the Council: a) identifying a source protection extent for small scale drinking water supplies or Source Protection Zones for large scale drinking water supplies by methods defined in Schedule 34 b) identifying those Source Protection Zones and Source Protection Extents in publicly available map layers on the Hawke’s Bay Regional Council’s GIS mapping website c) regulating activities within Source Protection Zones that may actually or potentially affect the quality and quantity of the source water or present a risk to the supply of safe drinking water because of: i. direct or indirect discharge of a contaminant to the source water including by overland flow and/ or percolation to groundwater ii. iii. iv. v. an increased risk to the safety of the water supply as a result of a non-routine event potentially impacting on the level or type of treatment required to maintain the safety of the water supply shortening or quickening the connection between contaminants and the source water, including damage to a confining layer of the aquifer in the case of groundwater abstraction, the rate or volume of abstractions causing a change in groundwater flow direction or speed and/ or a change in hydrostatic pressure that is more than minor.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions during construction.

POL TANK 12: The Council will promote and support the establishment of riparian vegetation, including in conjunction with stock exclusion and setback regulations, that: a) contributes to the health of aquatic ecosystems especially for indigenous species b) provides shading to reduce macrophyte growth and water temperature especially in lowland tributaries of the Karamū River c) reduces contamination of water from land use activities d) reduces river bank erosion e) improves local amenity and protects and enhances natural character f) enhances recreational activities g) improves current and future fish spawning habitat h) assist in weed control i) improves mauri and mahinga kai	A key component of the proposal is the restoration and enhancement of the Site's stream corridors, including the realignment and naturalisation of Watercourse 1, enhancement of Watercourse 2, wetland enhancement, and extensive riparian planting. These works will replace the existing modified and degraded stream environment with a more continuous, vegetated riparian corridor through the Site. The proposed riparian planting will contribute to aquatic ecosystem health by improving stream shading, reducing water temperature, supporting indigenous biodiversity and improving habitat quality over time. The planting and recontouring works will also assist with bank stabilisation, erosion control and the filtering of contaminants from adjoining urban land use before stormwater enters the receiving environment. The proposal will improve local amenity and natural character by integrating the watercourses into a wider green corridor network, rather than retaining them as modified drains within a former rural industrial site. The enhanced corridors will also support future recreational and amenity outcomes through walking connections and passive open space. Mana whenua values have informed the proposal, and the restoration of watercourses and riparian margins is expected to support improved mauri and ecological function within the catchment. Overall, the Project gives effect to the direction of POL TANK 12 by actively establishing riparian vegetation that will improve water quality, stream health, indigenous habitat, amenity, natural character and cultural values.
POL TANK 13: Where appropriate, support establishment of native plant species in riparian margins to contribute to improving the region's indigenous biodiversity, the collection of kai, taonga raranga, taonga rongoa and the mauri of the river, and account for matters in POL TANK 12 when making decisions about land drainage and flood control, and regional biosecurity.	The proposal avoids and minimises effects on freshwater and indigenous biodiversity values where practicable and provides substantial enhancement through stream realignment and restoration, wetland creation and enhancement, indigenous riparian planting, fauna management and long-term ecological management. The ecological assessment concludes the Project will result in a net gain in ecological values across the site.
POL TANK 15: (A) regulate activities in and adjacent to wetlands and lakes in order to protect and enhance the following values and contribute to meeting target attributes states in Schedule 26: a) indigenous biodiversity habitat and ecosystems; b) recreation (where appropriate); c) customary use in accordance with tikanga Māori including mahinga kai; d) hydrological functioning; e) water quality; and; f) fishery habitat.	

(B) in addition to POL TANK 2, work with tangata whenua, industry and community groups, landowners, and other stakeholders (to the extent they wish to be involved) in alignment with the Regional Biodiversity Strategy to support and encourage restoration and protection of lakes and wetlands to: a) reduce sediment and nutrient inputs; b) improve water quality to support indigenous macrophyte plant growth in shallow lakes; c) improve ecosystem health and water quality by excluding stock and improving riparian management; d) protect, increase, or restore existing wetlands or create new wetlands including for the management of urban stormwater; e) provide information about wetland and lake values and their management f) provide funding assistance for wetland and lake protection and for construction of new wetlands and lakes g) contribute to meeting target attribute states in Schedule 26 h) target resources where multiple objectives can be met i) identify priority areas for investment where wetlands and lake management can be improved, and wetland extent can be increased.	
POL TANK 19: The Council will reduce adverse effects on freshwater and coastal aquatic ecosystems from eroded sediment, and from the phosphorus associated with this, by prioritising the following mitigation measures: a) regulating cultivation, and vegetation clearance activities b) targeting priority areas and activities for sediment loss management where there is high sediment loss risk and working with land managers to identify and manage critical source areas of contaminants at both property and catchment scale c) informing land managers where land is vulnerable to erosion, using tools such as SedNet and LUC and providing information about measures that reduce soil loss d) recognising the benefits provided by tree planting and retirement of land for erosion control as well as for mitigating climate change effects and improving indigenous biodiversity by: i. targeting resources where multiple objectives can be met	Earthworks are necessary to remediate the former industrial/rural production site, form roads and building platforms, install infrastructure and restore the stream and wetland corridors. Effects will be managed through erosion and sediment controls, a CEMP, dust management, construction traffic management, geotechnical certification and conditions controlling staging and site stabilisation.

ii. and supporting landowners to retire land, establish forests where appropriate, and plant trees on land with high actual or potential erosion risk e) supporting and encouraging improved riparian management across all TANK catchments.	
POL TANK 20: The Council will regulate production land use change to manage the potential impact of increases in diffuse discharges of nutrients on freshwater quality objectives and in making decisions on resource consent applications, the Council will take into account: a) whether target attribute states are being met in the catchment where the activity is to be undertaken b) where a relevant TANK Industry Programme or Catchment Collective is in place, the extent to which the changed production land use activity is consistent with the Industry Programme or Collective outcomes, mitigation measures and timeframes c) any mitigation measures required, and timeframes by which they are to be implemented that are necessary to ensure that nutrient losses occurring from the property, in combination with other nutrient losses in the catchment will be consistent with meeting 2040 target attribute states in Schedule 26, including: i. ii. iii. and will: performance in relation to good management practice efficient use of nutrients minimisation of nutrient losses d) avoid land use change that will result in increased nutrient loss that contributes to target attribute states in Schedule 26 for DIN and DRP not being met.	The proposal changes land use from former rural/industrial production to residential. Stormwater and contaminant risks associated with the new urban land use are managed through low impact design, treatment, detention, source control, construction management and long-term maintenance requirements.
POL TANK 26: When considering applications to divert and discharge stormwater, the adverse effects of stormwater quality and quantity on aquatic ecosystems and community well-being will be avoided, reduced or mitigated by requiring: a) measures to achieve the target attribute states in Schedule 26 b) Local Authorities to adopt an integrated catchment management approach to the collection, treatment and discharge of stormwater c) stormwater to be discharged into a reticulated stormwater network where such a network is available or will be made available as part of the development d) retention or detention of stormwater where necessary, while not exacerbating flood hazards	Stormwater and freshwater effects have been assessed through the Infrastructure Report, Stormwater Management Plan and design development. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment.

e) adoption of a good practice approach to stormwater management including adoption of Low Impact Design for stormwater systems and adherence to relevant industry guidelines protection of: significant and/or outstanding values of the receiving environment including estuaries, wetlands and any waterbody listed in Schedule 25; (ii) water quality in the Heretaunga Aquifer; (iii) Indigenous freshwater species; and (iv) Indigenous fish spawning habitat, particularly during spawning periods and by further considering: g) site specific constraints including areas with high groundwater and, source protection zones and extents h) impact of the activity on the joint approach of HBRC, Napier City and Hastings District Councils to provide for integrated stormwater management i) the effects of climate change when providing for new and upgrading existing infrastructure.	
POL TANK 27: Sources of stormwater contamination and contaminated stormwater will be reduced by: a) specifying requirements for the design and installation of stormwater control facilities on sites where there is a high risk of freshwater contamination arising from either the direct discharge of stormwater to freshwater, the discharge of stormwater to land where it might enter water or the discharge to a stormwater or drainage network b) requiring the implementation of good site management to avoid contaminants and debris to avoid these entering stormwater c) controlling, and if necessary avoiding, activities that will result in water quality standards target attribute states not being able to be met.	The proposal includes source control and stormwater treatment measures to reduce contamination before discharge. Site management, spill response, maintenance and monitoring conditions will manage contaminant risks during construction and operation.

3.0 Hastings District Plan

Objectives/ Policy	Assessment
Urban Strategy	
Objectives	
Objective UDO1: To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy (HPUDS).	The HPUDS has been superseded by the FDS which now provides the current strategic framework for urban growth across the Heretaunga Plains. Accordingly, Objective UDO1 is most appropriately considered by reference to its underlying intent of reducing the effects of urban development on the land and natural resources of the Heretaunga Plains and the adopted FDS framework (further assessment on the FDS is provided in the NPS-UD sections above). The proposal is a logical extension of the Havelock North urban area, adjoining the existing urban edge and the approved Arataki development. It will provide 203 residential lots, including smaller lots and superlots capable of supporting terrace housing, together with integrated roads, pedestrian and cycle connections, stormwater infrastructure, reserves and ecological corridors. Although the site is not presently identified as a greenfield growth area in the FDS, it is responsive to identified housing demand, can be efficiently serviced, and will contribute to a well-functioning urban environment.
Objective UDO2: To ensure that new urban development is planned for and undertaken in a manner that is consistent with the matters outlined in the Hawke's Bay Regional Policy Statement.	The proposal has been assessed against the relevant RPS provisions set out Section 2.1 above.
Objective UDO3: To establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Hastings District Community.	Refer to the assessment at Objective UDO3 above. This is also supported by the Economic Impact Assessment at Appendix 12 .
Objective UDO4: To retain and protect the versatile land resource that is the lifeblood of the local economy from ad hoc urban development.	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils.
Objective UDO7: To identify the housing bottom lines for Napier-Hastings Urban Environment.	The proposal contributes 203 residential lots toward housing capacity for the Napier-Hastings urban environment. The Economic Impact Assessment confirms that the Project will assist with housing choice and market responsiveness.

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1) Over the short-medium term and long term, the amount of development capacity that is sufficient to meet expected housing demand plus the appropriate competitiveness margin as set out below in Table 1, is provided for the Napier-Hastings Urban Environment. 2) Planning decisions relating to the Napier-Hastings urban environment must have particular regard to the housing bottom lines in Table 1 below. Table 1: Housing bottom lines for Napier-Hastings Urban Environment, 2020-2050 [...]	
Objective UDO8: Enable more people, business and community services to live and be located in areas of the Hastings urban environment in which one or more of the following apply: a) the area is in or near a commercial zone or an area with many employment opportunities; b) the area is well-serviced by existing and planned public and active transport; c) there is high demand for housing or for business land in the area, relative to other areas in the urban environment.	The site is close to Havelock North village, schools, open space and existing employment and service opportunities. The proposal has good transport connections and will provide for a range of housing types providing housing choice.
Objective UDO9: Infrastructure planning is integrated with land use planning to facilitate efficient and affordable urban growth and development of the District.	The proposal has been designed with integrated three waters, transport and open space infrastructure. Water supply is addressed through the agreed pathway with HDC. Wastewater will be reticulated to the HDC network via a new pump station, and stormwater will be managed through a treatment train, attenuation wetlands, detention areas, rain gardens and restored stream corridors.
Objective UDO10: Well-functioning urban environments that: a) Enable a variety of housing typologies and living arrangements that: i. meet the needs of different households; ii. enable Māori to express their cultural traditions and norms;	An assessment of the project against the NPS-UD well functioning environment is provided in Section 1.1 above.

b) Have good accessibility for all people between housing, jobs, community services, natural and open spaces including by way of public or active transport; c) Support reductions in greenhouse gas emissions; d) Are resistant to the likely current and future effects of climate change.	
Policies	
UDP1 To achieve containment of urban activities and provide for residential greenfield growth in the areas identified as appropriate within the Hastings Urban Development Study document through to 2015 and in HPUDS for the period beyond 2015 and through to 2045.	The proposal is outside the areas identified in HPUDS/FDS. However, the Project is a compact urban-edge extension adjoining Havelock North and the recently consented Arataki development. Refer to the assessment in Section 1.1 above.
UDP2 To manage the supply of greenfield sites to encourage medium density housing within the existing urban boundaries.	The Project provides a mix of residential lot sizes, including a small number of medium density lots and superlots for future terrace housing. It supports housing choice.
UDP3 Priority is to be placed on the retention of the versatile land of the Heretaunga Plains, the protection of the Heretaunga Plains Unconfined Aquifer from the adverse effects of urban development and the efficient utilisation of existing infrastructure.	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils. The proposal also protects the Heretaunga Plains aquifer through source protection and construction management measures.
UDP4 To establish a sequence of the land that has been identified as appropriate for urban development.	The site is not currently sequenced for urban development, but the Project is deliverable and can be integrated with existing and planned infrastructure. In this respect it is a responsive proposal rather than a speculative or isolated release of land.
UDP5 To prepare comprehensive structure plans, in consultation with tangata whenua with Mana Whenua, landowners, infrastructure providers and the local community, for each identified urban growth area. Structure Plans shall be prepared prior to any plan change application to amend the zoning of these areas to facilitate urban development.	A full masterplan has been prepared and informed by consultation with HDC, HBRC, mana whenua and technical specialists. The application includes the same matters typically addressed through a structure plan, including urban design, servicing, open space, stormwater, landscape, staging and interfaces.
UDP6 To implement the Heretaunga Plains Urban Development Strategy which identifies urban growth areas to meet the needs of the community over the life of the Plan	The proposal departs from the identified urban growth areas but supports the underlying strategy of providing additional housing in a compact and serviceable urban-edge location. It also responds to the adjoining Arataki urban development approval and current housing capacity pressures.

UDP8 Ensure that there is a range of residential development opportunities within the District.	The Project provides a range of residential development opportunities through conventional lots, smaller lots and superlots capable of medium-density terrace housing.
UDP9 To avoid the unnecessary expansion of urban activity onto the versatile land of the Heretaunga Plains	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils.
UDP10 To identify distinct and clear boundaries between the urban area and the Plains Production Zone.	The location of Watercourse 1 provides a clear and distinct urban rural boundary to the east and south. This edge will be reinforced and supported through placement of roads, stormwater/stream corridors, landscape buffers, building setbacks, and rural interface treatments. See further assessment in Section 8.3 of the Volume A Planning Report.
UDP11 In the absence of distinct physical boundaries such as roads or rivers, require the provision of greenbelts to maintain separation distances between the Urban and Plains Production environment and also to separate distinctive urban areas.	
UDP12 Encourage higher density development as both short and long term mechanisms to avoid adverse effects including the effects on versatile land.	The proposal includes smaller lots and superlots for higher density housing, assisting efficient land use and reducing the extent of land required per dwelling compared with a conventional low-density pattern.
UDP14 In the District's main urban areas of Hastings, Flaxmere and Havelock North provide for greater building heights and density of development that are commensurate with the area's accessibility to commercial activities and community services and the relative demand for housing and business use in that particular location.	The proposed density and housing mix are appropriate given the site's proximity to Havelock North village, schools, existing urban development and the approved Arataki development.
UDP15 Direct higher density residential development within the existing urban area to the commercial centres, new urban development areas and medium density residential zones of Hastings, Havelock North and Flaxmere.	Medium density outcomes are directed to superlots within the masterplan, where effects can be managed, supported by Design Guidelines to ensure high-quality future built form and amenity outcomes.
Transportation Strategy	
Objectives	
TSO1: To establish and maintain a safe, efficient, and environmentally appropriate roading network which mitigates the adverse effects on the community.	The Substantive Transport Assessment (Appendix 14) supports the proposed access and internal road layout. The development provides a connected street network with two access points, pedestrian and cycling links, and safe integration with Brookvale Road and the adjoining Arataki area. Construction traffic effects will be managed through a CTMP.
TSO2: To protect the efficient operation of the roading network from the adverse effects of land uses, and any adverse traffic impacts associated with land use activities on the District's roads.	

TSO3: To promote the effective co-ordination and integration of roading development as well as other transportation networks in the region.	
TSO4: To provide for the effective, safe, and convenient use of alternative transport modes on the Heretaunga Plains.	
Policies	
TSP1 Ensure that when land use activities require to join or leave the roading network the efficiency or operation of the roading network is not adversely affected.	The Substantive Transport Assessment supports the proposed access and internal road layout. Consideration has been given to effects on the network. The development provides a connected street network with two access points, pedestrian and cycling links, and safe integration with Brookvale Road and the adjoining Arataki area. Construction traffic effects will be managed through a CTMP.
TSP2 Minimise the exposure of the community to environmental effects of inappropriate or unnecessary traffic on different parts of the District's roading network.	
TSP3 Progressively introduce environmental limits within the roading hierarchy to define the environmental standards that the roading hierarchy will be required to meet.	The internal road hierarchy and street design have been assessed through the Substantive Transport Assessment and engineering plans. The proposal manages traffic effects within the surrounding roading context, and includes an upgrade to the gateway treatment on Brookvale Rd where the speed reduces from rural to urban.
TSP4 Allow identified land activities to establish on certain routes within the roading hierarchy.	The proposed residential activity is appropriate for Brookvale Road and will be supported by upgrades and design measures identified in the Transport Assessment, civil drawings and conditions.
TSP5 Work collaboratively with other agencies with transport responsibilities to achieve the integrated management of the effects of transportation networks.	The proposal has been developed through engagement with HDC and HBRC and will integrate with the surrounding transport network, including the adjoining Arataki development.
TSP6 Encourage the opportunity to utilise alternative transportation modes throughout the District	Walking and cycling are encouraged through connected footpaths, pedestrian/cycle links, and a permeable street network.
TSP12 Greenfield residential development should be located in such a way that avoids or manages reverse sensitivity effects arising from the use of the rail network.	N/A. The site is not adjacent to the rail network.
Rural Resource Strategy	
Objectives	

RRSO1: To promote the maintenance of the life-supporting capacity of the Hastings District's rural resources at sustainable levels.	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils. Also refer the Soils and Resource Assessment at Appendix 18 . The development will result in the loss of some productive land, but that effect is balanced against the significant housing supply, infrastructure and environmental restoration benefits of the Project.
RRSO2: To enable the efficient and innovative use and development of rural resources while ensuring that adverse effects associated with activities are avoided, remedied or mitigated.	N/A. Rural resources and primary production activities are not proposed. In any case, potential reverse sensitivity effects have been specifically assessed. The proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, acoustic mitigation and consent notices where appropriate to manage rural interfaces.
RRSO3: To enable the effective operation of primary production activities within established amenity levels in the rural areas of the Hastings District.	
RRSO4: To ensure that the natural, physical, and cultural resources of the rural area that are of significance to the Hastings District are protected and maintained.	Mana whenua engagement has been undertaken and a Cultural Impact Assessment has been prepared by Waipatu Marae, with values incorporated into the Proposal.
Policies	
RRSP1 Reflect the various characteristics and distribution of the rural resources to enable the sustainable management of these characteristics.	The proposal responds to the site's rural-edge characteristics through landscape buffers, setbacks, restoration planting and interface management while enabling a more appropriate urban use in this location.
RRSP2 Provide for a wide range of activities to establish, which complement the resources of the rural area, provided that the sustainability of the natural and physical resources of the area is safeguarded.	The proposal does not complement rural production in a strict zoning sense, but reverse sensitivity measures are proposed. Further, the proposal safeguards relevant natural and physical resources through integrated construction, stormwater, ecological, landscape and construction management measures, particularly in respect of the aquifer.
RRSP3 To enable rural activities which might generate adverse effects, such as noise or smell, to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.	Potential reverse sensitivity effects have been specifically assessed. The proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, acoustic mitigation and consent notices where appropriate to manage rural interfaces.
RRSP4 Rural land close to urban areas or on primary collector, arterial or national traffic corridors will be managed to avoid sporadic and uncontrolled conversion to activities that will individually or cumulatively	N/A. Residential urban use is proposed.

adversely affect the sustainability of the rural resource base and the efficiency of the road network.	
Tangata Whenua and Mana Whenua	
Objectives	
Objective TWO1: The expectations and aspirations of Tangata Whenua with Mana Whenua are acknowledged when making decisions on subdivision, land use and development, and the management of natural and physical resources throughout the Hastings District.	Mana whenua engagement has been undertaken and a Cultural Impact Assessment (Appendix 16) has been prepared by Waipatu Marae. The Project has incorporated the values identified into the project design.
Policies	
TW1 To develop a system of on-going consultation with Tangata Whenua relating to all resource management responsibilities of the Council with a particular need to focus on those matters in which Tangata Whenua have a particular interest.	The Applicant has continued to provide project material and updates to mana whenua throughout the development of the proposal.
TW2 To implement procedures for Tangata Whenua involvement in any development, proposed excavation or construction in and around historic sites of occupation or in the case of the discovery of any burial sites or Maori artefacts, to recognise the special Tangata Whenua relationship that exists. A protocol for the accidental discovery of sites is appended to this section of the Plan.	Accidental discovery protocols and conditions will apply during earthworks.
TW3 To acknowledge and recognise hapu management plans as a mutually appropriate means of achieving sustainable environmental outcomes.	Relevant iwi management plans have been considered. An assessment is provided in Section 9.4 of the Volume A Planning Report.
Plains Strategic Management Area	
Objectives	
PSMO1: The land based productive potential and open nature of the Plains environment is retained.	The Project will result in the urbanisation of land within the Plains Production Zone and will not retain the land-based productive potential or open character of the Site in its current form. Accordingly, there is a degree of tension with PSMO1. However, the extent of that tension is moderated by the particular characteristics and context of the Site. The Site is not a large, open and unmodified part of the Heretaunga Plains. It has been substantially modified by the former Te Mata Mushrooms operation,
PSMO2: Settlements within the Plains environment do not compromise the productive nature of the soils.	

	including existing buildings, hardstand areas, accessways, ponds and associated rural industrial infrastructure. Its open plains character is therefore already compromised when compared with more typical pastoral, horticultural or viticultural land within the wider Plains environment. The Site is also discrete and physically contained. It is located immediately adjacent to the existing Havelock North urban area and the approved Arataki urban development, is partly framed by sloped terrace land to the west, and is structured by existing stream corridors and associated riparian areas to the east and south. These physical features mean the Site reads as a contained edge-of-urban landholding rather than part of a broad, open and continuous Plains landscape. The proposal also retains and enhances the stream corridors which will assist in integrating the development with its surrounding landscape context. On that basis, while the Project does not retain the productive potential and open nature of the Site, the adverse policy tension with PSMO1 is reduced by the Site’s modified state, urban edge location, physical containment and ability to accommodate development without materially undermining the broader open character of the Plains environment.
Policies	
PSMP1 Require that the subdivision of land within the Plains Strategic Management Area shall be for the purpose of a land based productive use.	Refer to the PSM Objectives assessment provided above.
PSMP2 Require that activities and buildings in the Plains environment be linked to land based production and are of a scale that is compatible with that environment.	
PSMP3 Require that activities and buildings in the Plains environment do not compromise the open nature and amenity arising from land based production.	
PSMP5 Establish clear and distinct urban boundaries to prevent incremental creep of urban activities into the Plains Production Zone.	
Plains Production Zone	
Objectives	

Objective PPO1: To ensure that the versatile land across the Plains Production Zone is not fragmented or compromised by building and development.	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils. Also refer the Soils and Resource Assessment at Appendix 18 .
Objective PPO2: To provide for flexibility in options for the use of versatile land.	
Objective PPO3: To retain the rural character and amenity values of the Plains Production Zone.	The rural character of the site will change to an urban residential neighbourhood. This change is managed through masterplanning, landscape treatment, open space corridors and rural interface measures, in the context of the logical extension of the consented urban environment to the west.
Objective PPO4: To enable the operation of activities relying on the productivity of the soil without limitation as a result of reverse sensitivities.	Potential reverse sensitivity effects have been specifically assessed. Along with the masterplan layout, the proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, and consent notices where appropriate to manage rural interfaces.
Objective PPO6: To provide for Existing Regional Infrastructure facilities that contribute to the transport and service network.	N/A. This project is not for a regional infrastructure facility.
Objective PPO7: To ensure the Integrated management of the land and water resources on the Heretaunga Plains.	A comprehensive stormwater management system is proposed. The design provides treatment, detention and controlled discharge before flows reach downstream receiving environments. The restored stream corridors, riparian planting and wetland systems will improve water quality, habitat values and hydraulic resilience compared with the modified existing environment. Further, specific management measures will be undertaken during construction to avoid effects on the aquifer.
Objective PPO8: To recognise and provide, as scheduled activities, land uses that are long established on a site, or previously zoned industrial sites, that have a proven economic benefit to the community.	N/A. The scheduled former Te Mata Mushroom activity has ceased.
Objective PPO9: To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.	The site is within the Hastings Source Protection Zone and above parts of the Heretaunga Plains aquifer system. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, erosion and sediment controls, spill management, hydrogeologist oversight and conditions.

Objective PPO10: To recognise the unique soil and climatic characteristics and the uniform land use of the Roys Hill area of the District.	N/A. The site is not within the Roys Hill area.
Objective PPO11: To recognise and provide for tangata whenua's cultural and physical relationship with their land.	Mana whenua engagement has been undertaken and a Cultural Impact Assessment has been prepared by Waipatu Marae. The Project responds to the findings of that report.
Policies	
PPP1 Encourage the amalgamation of existing Plains Production Zone lots into larger land parcels.	N/A. Refer to assessment above.
PPP3 Limit the number and scale of buildings (other than those covered by Policy PPP4) impacting on the versatile soils of the District.	The proposal involves a substantial increase in buildings compared with the rural zoning expectations. Effects on soils, landscape, infrastructure and interfaces are addressed through the AEE and conditions.
PPP5 Recognise that residential dwellings and buildings accessory to them are part of primary production land use but that the adverse effects of these buildings on the versatile land of the Plains production Zone are managed by specifying the number and size of the buildings that are permitted.	The proposal is not for rural residential dwellings accessory to primary production, so it does not align with this policy. The planning justification instead rests on the Project's responsive urban development benefits, managed reverse sensitivity effects and assessment against the purpose of the FTAA.
PPP7 Establish defined urban limits to prevent ad hoc urban development into the Plains Production Zone	The proposal is outside defined urban limits but will not result in ad hoc urban development. It is comprehensive, contiguous with Havelock North and Arataki, and establishes a defensible urban edge.
PPP11 Require that any subdivision within the Plains Production Zone does not result in reducing the potential for versatile land to be used in a productive and sustainable manner.	The site contains LUC 3 soils rather than the higher class LUC1 & LUC2 soils. Also refer the Soils and Resource Assessment at Appendix 18 .
PPP13 Require that any new development or activity is consistent with the open and low scale nature that comprises the rural character and amenity of the Plains Production Zone.	The proposal will change the existing rural character, but the effects are managed through landscape planting, stream corridors, setbacks, fencing, and adjacency and contiguousness with the consented urban area.
PPP14 Require that any new activity locating within the Plains Production Zone shall have a level of adverse effects on existing lawfully established land uses that are no more than minor.	Potential reverse sensitivity effects have been specifically assessed. Along with the masterplan layout, the proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, and consent notices where appropriate to manage rural interfaces. Supporting technical assessments have considered existing lawfully established activities.

PPP15 Noise levels for activities should not be inconsistent with the character and amenity of the Plains Production Zone.	Residential noise effects are expected to be consistent with a residential neighbourhood. Construction noise will be temporary and managed through a CNVMP/CEMP, and reverse sensitivity to adjoining activities has been assessed in the Acoustic Assessment (Appendix 15).
PPP16 Require that any activity locating within the Plains Production Zone will need to accept existing amenity levels and the accepted management practices for land based primary production activities.	Potential reverse sensitivity effects have been specifically assessed. Along with the masterplan layout, the proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, and consent notices where appropriate to manage rural interfaces. Supporting technical assessments have considered existing lawfully established activities.
PPP19 Work collaboratively with the Hawke's Bay Regional Council to manage land uses that impact on water quality and quantity.	The applicant has worked collaboratively with both HDC and HBRC to address potential water quality and quantity effects associated with stormwater discharges and groundwater contamination.
PPP26 To provide for the development and maintenance of marae in rural locations in recognition of their cultural significance and taking into account the adverse effects on rural character.	N/A. The proposal is not for marae development.
Transport and Parking	
Objective TPO1: Ensure that land uses and new subdivision are connected to the transportation network in a manner that provides for the efficient and sustainable movement of people and goods in a safe manner.	The Substantive Transportation Assessment (Appendix 14) has contributed to the development and assessment of the project. The development provides a connected street network with two road access points, pedestrian and cycling links, and safe integration with Brookvale Road and the adjoining Arataki urban area. Construction traffic effects will be managed through a CTMP.
Objective TPO2: Enable land in urban areas to be used for higher value purposes other than car parking by no longer regulating car parking provision other than accessible parking in the district plan.	
Objective TPO3: To achieve sustainable transport modes, including walking, cycling and public transport.	
Objective TPO4: To maintain a transport network that supports the social and economic wellbeing of the District while avoiding adverse effects on the natural and physical environment and on the safety of the travelling public.	
Earthworks Mineral Aggregate and Hydrocarbon Extraction	

Objective EMO1: To enable earthworks within the Hastings District while ensuring that the life-supporting capacity of soils and ecosystems are safeguarded and adverse effects on landscapes and human health and safety are avoided, remedied or mitigated.	Earthworks are necessary to remediate the former industrial/rural production site, form roads and building platforms, install infrastructure and restore the stream and wetland corridors. Effects will be managed through conditions of consent and management plans.
Objective EMO2: To ensure that investigations into the Hastings District's mineral resources, and their utilisation, occur in such a manner that the life-supporting capacity of air, water, soil and ecosystems is safeguarded and that adverse effects on the environment are avoided, remedied or mitigated.	N/A. The proposal does not involve mineral aggregate or hydrocarbon extraction.
Objective EMO3: The water quality and life supporting capacity of the Heretaunga Plains Unconfined Aquifer Water Resource is not compromised by the effects of land use activities occurring over it, including activities associated with the extraction of oil and gas.	The site is within the Hastings Source Protection Zone. The proposal does not rely on new groundwater takes and existing bores are to be appropriately decommissioned. Construction risks to groundwater will be managed through the Source Protection Zone Management Plan, construction methodologies, hydrogeologist oversight and a comprehensive set of conditions.
Objective EMO4: To enable the efficient and economic use and extraction of the District's mineral resources to be protected from reverse sensitivity effects of potentially conflicting future land use development, in order to contribute to the social and economic wellbeing of Hastings District.	N/A. The proposal does not involve mineral extraction.
Objective EMO5: To ensure that earthworks and mineral extraction do not compromise outstanding natural features, historic heritage and cultural heritage features (including archaeological sites).	No outstanding natural features or known archaeological/cultural heritage features will be compromised. Accidental discovery protocols will apply during earthworks.
Subdivision and Land Development	
Objective SLDO1: To enable subdivision of land that is consistent with each of the Objectives and Policies for the various SMA, Zones, Precincts, or District Wide Activities in the District Plan.	The proposal is not consistent with all Plains Production Zone objectives and policies due to the urban residential nature of the subdivision. However, it is supported by the NPS-UD, FTAA context, housing demand, integrated servicing, effects management and environmental restoration benefits.
Objective SLDO2: To ensure that sites created by subdivision are physically suitable for a range of land use activities allowed by the relevant Section Rules of the District Plan.	The subdivision will create sites physically suitable for residential development, with geotechnical, servicing, access, stormwater and building platform matters addressed through design and conditions.

Objective SLD03: Avoid subdivision in localities where there is a significant risk from natural hazards.	Flooding and geotechnical hazards have been assessed and have informed the subdivision layout, earthworks, finished floor levels and stormwater design. The flood modelling adopts a 3.8 degrees climate change scenario and demonstrates that flood effects can be appropriately managed, including through stream corridors and detention areas. Liquefaction and geotechnical matters are addressed through conditions and future detailed design.
Objective SLD04: To ensure that land which is subdivided is, or can be, appropriately serviced to provide for the likely or anticipated use of the land, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.	The proposal has been designed with integrated three waters, transport and open space infrastructure. Water supply is addressed through the agreed pathway with HDC, including a water transfer process and low water demand measures. Wastewater will be reticulated to the HDC network via a new pump station, and stormwater will be managed through a treatment train, attenuation wetlands, detention areas, rain gardens and restored stream corridors.
Objective SLD05: To ensure that reverse sensitivity effects are avoided where practicable, or mitigated where avoidance is not practicable.	Potential reverse sensitivity effects have been specifically assessed. The proposal incorporates setbacks, landscape buffers, shelterbelt planting, fencing, acoustic mitigation and consent notices where appropriate to manage rural interfaces.
Objective SLD06: To create, link, maintain, and enhance, public access to and along the margins of the District's identified significant waterbodies in a manner that is compatible with the preservation of conservation values and adjoining land uses.	There are no significant waterbodies, however, the proposal enhances public access and amenity around watercourses through green corridors, drainage reserves, pedestrian connections and landscape treatment, while protecting ecological and stormwater functions.
Objective SLD07: To enable limited lifestyle subdivision for Cyclone Gabrielle affected landowners to provide a permanent housing option where the ability to undertake residential activity has been permanently surrendered.	N/A. The proposal is not a Cyclone Gabrielle lifestyle subdivision.