

APPENDIX 36

WAIKANAЕ NORTH DEVELOPMENTS LIMITED Substantive Application under the Fast-track Approvals Act 2024 Objectives and Policies Assessment

Building Block Planning | March 2026

This assessment has been prepared in support of the substantive application by Waikanae North Developments Limited under the Fast-track Approvals Act 2024. The site is currently predominantly zoned General Rural under the Kāpiti Coast District Plan; however, the proposal is for a large-scale urban development with extensive ecological restoration and enhancement.

The assessment covers: (a) all applicable national and regional policy documents; (b) the operative District Plan provisions including the rural zone provisions (directly engaged because the site is zoned rural); and (c) residential zone and local centre zone objectives and policies assessed for completeness and context given the urban character of the proposed activity.

Consistency is assessed as: Y (consistent), N (inconsistent), P (partially consistent), or N/A (not applicable or directive to plan-making bodies rather than consent applicants). Where the same assessment applies to consecutive provisions, the assessment column states "(As above)".

National policy instruments are cited in their most current form as at the date of this assessment. The NPS for Electricity Networks 2008 (amended December 2025, in force 15 January 2026) replaces the former NPS on Electricity Transmission and extends coverage to both transmission and distribution networks. The NZCPS 2010 (amended December 2025) updates Policies 6 and 8 to add "operational need" alongside "functional need" for priority activities in the coastal marine area. The NPS-FM 2020 (amended December 2025) and NPS-IB 2023 (amended December 2025) incorporate amendments relating to quarrying and mining activities; their objectives and policies are unchanged for the purposes of this assessment.

1. NATIONAL POLICY

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

Provision	Description	Y/N/P	Assessment
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.	Y	The proposal enables approximately 1,181–1,201 dwellings of diverse typology with ecological restoration, a local commercial centre, and multi-modal transport connections. It directly contributes to a well-functioning urban environment in a district with acute greenfield supply constraints.
Objective 2	Planning decisions improve housing affordability by supporting competitive land and development markets.	Y	The Economic Assessment confirms greenfield dwellings sell at approximately 92% of equivalent infill housing per m ² . Extending greenfield supply in Kāpiti from 6 to 11.1 years supports competitive market operation and places downward pressure on prices.
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: <ul style="list-style-type: none"> (a) the area is in or near a centre zone or other area with many employment opportunities (b) the area is well-served by existing or planned public transport (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment. 	N/A	Directive to local authorities in plan-making. The site is near Waikanae township, the SH1 corridor, rail and bus services, and is in an area of high housing demand — consistent with the intent of this objective.

Provision	Description	Y/N/P	Assessment
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.	Y	The Masterplan Design Report establishes a flexible framework accommodating a range of densities, typologies and mixed uses adaptable over the build-out period.
Objective 5	Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in construction monitoring, ecological restoration, road naming and the Kaitiaki Monitoring Strategy.
Objective 6	Local authority decisions on urban development that affect urban environments are: <ul style="list-style-type: none"> (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. 	Y	The proposal aligns with KCDC's Te Tupu Pai growth strategy and infrastructure programme. A Development Agreement with KCDC will be confirmed. Servicing is integrated with KCDC's Long Term Plan and Infrastructure Strategy. The proposal supports NPS-UD greenfield capacity requirements into the medium term.
Objective 7	Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	N/A	Directive to local authorities. The proposal is informed by the 2023 HBA and the supporting Economic Assessment.
Objective 8	New Zealand's urban environments: <ul style="list-style-type: none"> (a) support reductions in greenhouse gas emissions; and (b) are resilient to the current and future effects of climate change. 	Y	Multi-modal transport connections, a local commercial centre and CWB access reduce vehicle trip demands. Flood modelling utilising climate change data to 2130 ensures climate resilience.
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: <ul style="list-style-type: none"> (a) have or enable a variety of homes that: <ul style="list-style-type: none"> (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community 	Y	All Policy 1 criteria are met: varied housing typologies are provided; a local commercial centre provides for commercial activity; CWB connections and proximity to bus and rail support accessibility and greenhouse gas emission requirements; the proposal supports competitive market operation; and the design of the proposal accounts for climate change impacts.

Provision	Description	Y/N/P	Assessment
	<p>services, natural spaces, and open spaces, including by way of public or active transport; and</p> <p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>(e) support reductions in greenhouse gas emissions; and</p> <p>(f) are resilient to the likely current and future effects of climate change.</p>		
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.	Y	Directive to local authorities but directly supported by this proposal. The Economic Assessment concludes the district has 6 years of greenfield supply remaining; this proposal extends that to 11.1 years, meeting the medium-term requirement.
Policy 3	Not relevant – directive to RPS's and DP's.	N/A	Directive to plan-making. The site's mix of development density aligns with the policy intent.
Policy 4	Not relevant – directive to RPS's and DP's. Qualifying matter specific policy.	N/A	Directive to plan-making.
Policy 6	<p>When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</p> <p>(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(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</p> <p>(ii) are not, of themselves, an adverse effect</p> <p>(c) the benefits of urban development that are consistent with well-functioning urban</p>	Y	<p>Matters (c), (d) and (e) are relevant.</p> <p>The proposal is assessed as achieving a well-functioning urban environment and will make a significant contribution to providing for residential development capacity in Kāpiti. Current and likely climate change effects have been considered in the design of the proposal.</p>

Provision	Description	Y/N/P	Assessment
	<p>environments (as described in Policy 1)</p> <p>(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>(e) the likely current and future effects of climate change.</p>		
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	Directive to local authorities. The proposal will assist KCDC in meeting or exceeding its housing bottom lines.
Policy 8	Specific to plan changes that provide significant development capacity.	N/A	Not directly applicable to a resource consent. The proposal makes a significant contribution to development capacity.
Policy 9	<p>Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</p> <p>(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</p> <p>(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and</p> <p>(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</p> <p>(d) operate in a way that is consistent with iwi participation legislation.</p>	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in construction monitoring, ecological restoration, road naming and the Kaitiaki Monitoring Strategy.

1.2 National Policy Statement for Freshwater Management 2020 (as amended December 2025) (NPS-FM)

Provision	Description	Y/N/P	Assessment
Objective	The objective of this National Policy Statement is to ensure that	Y	Freshwater ecosystem health is the primary design driver. Effects on Te Harakeke Swamp are avoided and the wetland

Provision	Description	Y/N/P	Assessment
	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); and (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.		offset proposed achieves a net gain. Stream realignment improves ecological condition; bioretention treatment protects water quality. Social and economic wellbeing is enabled while freshwater values are maintained or improved.
Policy 1	Freshwater is managed in a way that gives effect to Te Mana o te Wai.	Y	Te Mana o te Wai is given effect to by prioritising freshwater ecosystem health in the integrated design of the proposal. Iwi involvement in freshwater management is provided for through conditions, and wetland/stream restoration will improve the mauri of water bodies.
Policy 2	Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in aspects relevant to freshwater.
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.	Y	The SMP adopts a catchment-scale approach. Sub-catchment stormwater management maintains the overall hydrology of the Ngarara Stream floodplain and Te Harakeke Swamp catchment.
Policy 4	Freshwater is managed as part of New Zealand's integrated response to climate change.	Y	Hydrological modelling incorporates climate change projections. Stormwater infrastructure accommodates increased rainfall intensity. Wetland creation provides additional flood storage and climate resilience.
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	Y	Degraded wetlands (Clusters 2, 4 and 5) are improved through hydrological enhancement and enrichment planting. Ngarara Stream is re-naturalised through realignment. High-value features are maintained or enhanced.
Policy 6	There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	P	1.69ha of wetland loss is offset by creation of 1.75 ha. An additional 6.5 ha of degraded wetland is enhanced. Conditions secure offsetting outcomes.
Policy 7	The loss of river extent and values is avoided to the extent practicable.	Y	Ngarara Stream is realigned and no net loss of un-culverted stream extent and values is achieved. The realigned channel substantially improves ecological condition.
Policy 8	The significant values of outstanding water bodies are protected.	Y	Te Harakeke Swamp is listed in the Schedule A of the NRP. The development footprint fully avoids Te Harakeke Swamp. The SMP supports the swamp's hydrological regime.
Policy 9	The habitats of indigenous freshwater species are protected.	Y	A Native Freshwater Fauna Salvage and Relocation Plan (NFFSRP) governs pre-works salvage. All enhanced stream and wetland areas are suitable release sites. Fish passage maintained through appropriate culvert design.
Policy 10	The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	N/A	No trout or salmon habitat identified on site. Ngarara Stream is a highly modified stream of low-moderate condition. Not directly applicable.

Provision	Description	Y/N/P	Assessment
Policy 11	Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	N/A	No water takes are proposed. Water supply is from the KCDC reticulated network. Not directly applicable.
Policy 12	The national target (as set out in Appendix 3) for water quality improvement is achieved.	Y	The SMP adopts best-practice bioretention treatment. The treatment train is sized for 90% of rainfall events, consistent with best-practice contaminant removal.
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.	Y	Consent conditions require comprehensive ecological and hydrological monitoring. The ERMP provides a monitoring and response framework. Monitoring is scaled to the risk of loss. The proposal will result in the improvement of water body condition.
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.	Y	Monitoring data required conditions will inform freshwater reporting.
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.	Y	The proposal enables substantial social and economic wellbeing for future residents while comprehensively managing freshwater effects, consistent with the NPS-FM priority framework.

1.3 National Policy Statement for Highly Productive Land 2022 (NPS-HPL) — Excluded

The NPS-HPL does not apply to this proposal by reason of Clause 3.5(7)(b)(iii), which excludes LUC 3 land from NPS-HPL restrictions where the consent application is for an activity other than rural lifestyle development. This application is for urban subdivision and development. For completeness, the AgFirst Soils and Land Use Assessment confirms the LUC 3 land on site is severely constrained by poor drainage, fragmentation, economic unviability and regulatory requirements, and the loss of LUC 3 land is not material to the district's productive capacity. The NPS-HPL provisions are therefore set out below for reference but are assessed as N/A.

Provision	Description	Y/N/P	Assessment
Objective	Highly productive land is protected for use in land-based primary production, both now and for future generations.	N/A	This application is for urban subdivision and development. The AgFirst Soils Report confirms the LUC 3 land on site is severely constrained by poor drainage, fragmentation, economic unviability and regulatory requirements, and the loss of LUC 3 land is not material to the district's productive capacity.
Policy 1	Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.	N/A	As above.
Policy 2	The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.	N/A	As above.
Policy 3	Highly productive land is mapped and included in regional policy statements and district plans.	N/A	As above.
Policy 4	The use of highly productive land for land-based primary production is prioritised and supported.	N/A	As above.

Provision	Description	Y/N/P	Assessment
Policy 5	The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	N/A	As above.
Policy 6	The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	N/A	As above.
Policy 7	The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.	N/A	As above.
Policy 8	Highly productive land is protected from inappropriate use and development.	N/A	As above.
Policy 9	Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	N/A	As above.

1.4 National Policy Statement for Indigenous Biodiversity 2023 (as amended December 2025) (NPS-IB)

Provision	Description	Y/N/P	Assessment
Objective	<p>The objective of this National Policy Statement is:</p> <p>(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</p> <p>(b) to achieve this:</p> <p>(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and</p> <p>(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and</p> <p>(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and</p> <p>(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</p>	Y	<p>For the reasons outlined in the supporting Assessment of Ecological Effects, the proposal achieves consistency with the objective with net positive ecological outcomes proposed.</p> <p>The proposal secures ongoing tangata whenua involvement through consent conditions, and provides for ongoing protection for areas of ecological enhancement.</p>
Policy 1	Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA

Provision	Description	Y/N/P	Assessment
	takes into account the principles of the Treaty of Waitangi.		is provided from Te Ātiawa. Conditions embed iwi participation in aspects relevant to biodiversity outcomes.
Policy 2	Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: <ul style="list-style-type: none"> (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. 	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in aspects relevant to freshwater.
Policy 3	A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	Y	The ecological effects assessment adopts conservative assumptions on species presence and habitat quality. The design has sought to avoid high value features.
Policy 4	Indigenous biodiversity is managed to promote resilience to the effects of climate change.	Y	Locally appropriate indigenous species used for restoration. The ERMP provides for adaptive management. Hydrological interventions increase wetland resilience.
Policy 5	Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.	Y	The proposal has taken an integrated approach to its design and response to site conditions. Ecological outcomes are embedded in the stormwater management design.
Policy 6	Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.	N/A	Directive to plan-making. The ecological effects assessment identifies areas meeting SNA criteria using RPS Policy 23 criteria, consistent with NPS-IB.
Policy 7	SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	P	Te Harakeke Swamp and Peka Peka Road Swamp are both identified as ecological sites/SNAs. Effects on Te Harakeke Swamp are avoided, with a minor encroachment into the mapped Peka Peka Road Swamp extent (261 m ²) mitigated at 12:1.
Policy 8	The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	Y	The proposal demonstrates a comprehensive approach to ecological restoration and enhancement, as demonstrated in the supporting Assessment of Ecological Effects.
Policy 9	Certain established activities are provided for within and outside SNAs.	N/A	Not directly applicable.
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.	Y	Substantial social, economic and cultural wellbeing benefits are identified through the application. These benefits are recognised and provided for within the effects management framework.
Policy 13	Restoration of indigenous biodiversity is promoted and provided for.	Y	The proposal demonstrates a comprehensive approach to ecological restoration and enhancement, as demonstrated in the supporting Assessment of Ecological Effects.
Policy 14	Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	Y	The proposal demonstrates a comprehensive approach to ecological restoration and enhancement, as demonstrated in the supporting Assessment of Ecological Effects.

Provision	Description	Y/N/P	Assessment
Policy 15	Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	N/A	The EEA does not identify highly mobile fauna populations of significance outside SNA boundaries. Pest management and habitat enhancement will benefit mobile native fauna generally.
Policy 16	Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.	N/A	Directive to regional councils. The proposal's wetland–dune restoration corridor contributes to district-scale restoration objectives.
Policy 17	There is improved information and regular monitoring of indigenous biodiversity.	N/A	Directive to authorities. Monitoring under conditions of consent will generate valuable biodiversity information.

1.5 National Policy Statement for Electricity Networks 2008 (amended December 2025) (NPS-EN)

Provision	Description	Y/N/P	Assessment
Objective	<p>The national significance of the electricity network is recognised, protected and provided for, so that the network:</p> <ul style="list-style-type: none"> (a) is upgraded, improved and resilient to provide for the social, economic and cultural wellbeing of present and future generations and their health and safety; (b) is developed and operated in a timely, efficient and ongoing manner while managing adverse effects from or on the EN; and (c) supports achievement of New Zealand's climate change mitigation and renewable energy targets. 	Y	National grid transmission lines cross the site. The proposal avoids adverse effects on the network and prevents reverse sensitivity effects. Conditions address building setbacks and land use controls within the transmission buffer. The Kāpiti Coast District Plan has given effect to the NPS-EN.
Policy 1	<p>Decision-makers on EN activities must:</p> <ul style="list-style-type: none"> (a) recognise and provide for the national significance of the EN; and (b) provide for the ongoing benefits of the EN to be realised at national, regional and local scales, relative to any localised adverse effects. 	Y	The proposal does not undermine transmission benefits. The proposal is designed to avoid the national grid yard and maintain access for maintenance and upgrading.
Policy 2	<p>Decision-makers must recognise that the benefits of the EN include:</p> <ul style="list-style-type: none"> (a) providing for the social, economic and cultural wellbeing of people and communities to meet the needs of present and future generations; (b) providing services essential to support 	Y	Incompatible development is avoided within buffer corridors. Access for maintenance and upgrading is maintained.

Provision	Description	Y/N/P	Assessment
	<p>human life and development;</p> <p>(c) providing safe, secure, reliable and resilient electricity supply;</p> <p>(d) efficient storage and transfer of electricity;</p> <p>(e) supporting climate change mitigation and electrification of the economy; and</p> <p>(f) enhancing supply of electricity through the ETN by removing points of congestion.</p>		
Policy 3	<p>Decision-makers must recognise and provide for Māori interests in relation to EN activities, including by:</p> <p>(a) taking into account the outcomes of any engagement with tangata whenua;</p> <p>(b) recognising opportunities for tangata whenua to develop and operate EDN assets, at any scale or in partnership;</p> <p>(c) avoiding, where practicable, adverse effects on sites of significance to Māori; and</p> <p>(d) local authorities:</p> <p>(i) providing opportunities for tangata whenua involvement where EN activities may affect a site of significance or issue of cultural significance to Māori; and</p> <p>(ii) operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.</p>	N/A	Relates to transmission activities themselves, not adjacent development. Not directly applicable.
Policy 11	<p>Decision-makers and local authorities must manage adverse effects of activities undertaken by third parties on the EN, including by:</p> <p>(a) avoiding direct effects on the EN;</p> <p>(b) avoiding reverse sensitivity effects on the EN, to the extent reasonably possible; and</p>	Y	Design controls and consent conditions ensure allotments adjacent to the transmission corridor do not create reverse sensitivity effects.

Provision	Description	Y/N/P	Assessment
	(c) ensuring that the effective operation, maintenance, upgrading and development of the EN is not compromised.		
Policy 12	<p>To manage adverse effects of activities undertaken by third parties on the EN:</p> <ul style="list-style-type: none"> (a) local authorities must identify and map the ETN and other EN assets of national or regional significance within their district, whether or not these are designated; (b) decision-makers, as relevant, must engage with the operator of the ETN to implement the buffer corridors, provided in any national environmental standards for electricity networks or similar standards, within which it can be expected that sensitive activities, buildings, earthworks, subdivision and other activities that have the potential to compromise the ETN are to be generally avoided; (c) decision-makers, as relevant, must engage with EDN providers to implement the provisions of any national environmental standards for electricity networks or similar standards that protect the EDN from adverse effects of third parties; (d) decision-makers must ensure that buildings, structures, earthworks, subdivision and land use activities are designed and located to maintain safe distances from, and allow sufficient space for access to, and maintenance, construction, development and upgrading of EN assets; and (e) decision-makers must ensure the nature and location of any proposed trees or vegetation to be planted around the EN do not compromise its function and operation. 	Y	Directive to plan-making. The District Plan has given effect to this policy. The proposal is designed within established buffer corridors.

1.6 New Zealand Coastal Policy Statement 2010 (amended December 2025) (NZCPS)

Provision	Description	Y/N/P	Assessment
Objective 1	<p>To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</p> <ul style="list-style-type: none"> ▪ maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; ▪ protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and ▪ maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity. 	Y	The proposal avoids the coastal marine area and dune front. Ecological restoration of wetlands, dunes and waterways enhances coastal ecosystem functioning. Stormwater treatment prevents adverse discharges.
Objective 2	<p>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</p> <ul style="list-style-type: none"> ▪ recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; ▪ identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and ▪ encouraging restoration of the coastal environment. 	Y	The LVEA concludes effects on natural character are appropriate. The dune ridge formation is retained as open space. Restoration planting will improve natural character. No areas of outstanding or high natural character are affected.
Objective 3	<p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> ▪ recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; 	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in aspects relevant to environmental management.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> ▪ promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; ▪ incorporating mātauranga Māori into sustainable management practices; and ▪ recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua. 		
Objective 4	<p>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</p> <ul style="list-style-type: none"> ▪ recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy; ▪ maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and ▪ recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the 	Y	The proposal provides direct connections through the site, materially enhancing coastal recreational access. Public open space is integrated throughout the development.
Objective 5	<p>To ensure that coastal hazard risks taking account of climate change, are managed by:</p> <ul style="list-style-type: none"> ▪ locating new development away from areas prone to such risks; ▪ considering responses, including managed retreat, for existing development in this situation; and ▪ protecting or restoring natural defences to coastal hazards. 	Y	The site is not subject to mapped coastal hazards. Sea-level rise incorporated in flood modelling. Development is located away from the coastal marine area and dune ridge.
Objective 6	<p>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</p> <ul style="list-style-type: none"> ▪ the protection of the values of the coastal environment does not 	Y	The proposal enables substantial wellbeing benefits. Coastal ecological values are protected through avoidance, mitigation and restoration.

Provision	Description	Y/N/P	Assessment
	<p>preclude use and development in appropriate places and forms, and within appropriate limits;</p> <ul style="list-style-type: none"> ▪ some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities; ▪ functionally some uses and developments can only be located on the coast or in the coastal marine area; ▪ the coastal environment contains renewable energy resources of significant value; ▪ the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities; ▪ the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land; ▪ the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and ▪ historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development. 		
Objective 7	To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.	Y	International obligations relating to coastal biodiversity and ecology are addressed through the proposal's ecological management approach.
Policy 1	<p>Extent and characteristics of the coastal environment</p> <p>(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the</p>	Y	The coastal environment, its wetlands, dune vegetation and ecological values are identified and provided for in the EEA and LVA.

Provision	Description	Y/N/P	Assessment
	<p>issues that arise may have different effects in different localities.</p> <p>(2) Recognise that the coastal environment includes:</p> <p>(a) the coastal marine area;</p> <p>(b) islands within the coastal marine area;</p> <p>(c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</p> <p>(d) areas at risk from coastal hazards;</p> <p>(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;</p> <p>(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</p> <p>(g) items of cultural and historic heritage in the coastal marine area or on the coast;</p> <p>(h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and</p> <p>(i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.</p>		
<p>Policy 2</p>	<p>The Treaty of Waitangi, tangata whenua and Māori heritage</p> <p>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</p> <p>(a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</p> <p>(b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as</p>	<p>Y</p>	<p>Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions embed iwi participation in aspects relevant to coastal environment management.</p>

Provision	Description	Y/N/P	Assessment
	<p>practicable in accordance with tikanga Māori;</p> <p>(c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori¹ in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</p> <p>(d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga², may have knowledge not otherwise available;</p> <p>(e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</p> <p>i. where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</p> <p>ii. consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</p> <p>(f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</p>		

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> i. bringing cultural understanding to monitoring of natural resources; ii. providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua; iii. having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and (g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value: <ul style="list-style-type: none"> i. recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and ii. provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages. 		
Policy 3	Precautionary approach (1) Adopt a precautionary approach towards	Y	A precautionary approach is adopted in the EEA for species of uncertain presence. Conditions require monitoring and adaptive management.

Provision	Description	Y/N/P	Assessment
	<p>proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</p> <p>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</p> <p>(a) avoidable social and economic loss and harm to communities does not occur;</p> <p>(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and</p> <p>(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.</p>		<p>Natural character considerations are addressed by the LVEA and the proposal provides for public access through the site.</p>
<p>Policy 4</p>	<p>Integration</p> <p>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</p> <p>(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:</p> <p>i. the local authority boundary between the coastal marine area and land;</p> <p>ii. local authority boundaries within the coastal environment, both within the coastal marine area and on land; and</p> <p>iii. where hapū or iwi boundaries or rohe cross local authority boundaries;</p> <p>(b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and</p>	<p>Y</p>	<p>The application has taken an integrated approach to the design of the proposal across disciplines that addresses the relevant aspects of the policy.</p>

Provision	Description	Y/N/P	Assessment
	<p>(c) particular consideration of situations where:</p> <ul style="list-style-type: none"> i. subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or ii. public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or iii. development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or iv. land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or v. significant adverse cumulative effects are occurring, or can be anticipated. 		
<p>Policy 5</p>	<p>Land or waters managed or held under other Acts</p> <ul style="list-style-type: none"> (1) Consider effects on land or waters in the coastal environment held or managed under: <ul style="list-style-type: none"> (a) the Conservation Act 1987 and any Act listed in the 1st Schedule to that Act; or (b) other Acts for conservation or protection purposes; <p>and, having regard to the purposes for which the land or waters are held or managed:</p> <ul style="list-style-type: none"> (c) avoid adverse effects of activities that are significant in relation to those purposes; and (d) otherwise avoid, remedy or mitigate adverse effects 	<p>N/A</p>	<p>No land within or adjacent to the application site is held under the Conservation Act or for statutory conservation purposes.</p>

Provision	Description	Y/N/P	Assessment
	<p>of activities in relation to those purposes.</p> <p>(2) Have regard to publicly notified proposals for statutory protection of land or waters in the coastal environment and the adverse effects of activities on the purposes of that proposed statutory protection.</p>		
<p>Policy 6</p>	<p>Activities in the coastal environment</p> <p>(1) In relation to the coastal environment:</p> <p>(a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities which may be required for the social, economic and cultural well-being of people and communities;</p> <p>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</p> <p>(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;</p> <p>(d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;</p> <p>(e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;</p> <p>(f) consider where development that maintains the character of the existing built</p>	<p>Y</p>	<p>As relevant to this policy, the proposal:</p> <ul style="list-style-type: none"> ▪ The proposal will not compromise coastal environment values for the reasons specified in the LVEA; ▪ Will assist in the consolidation of development at Peka Peka; ▪ Maintains coastal character values; and ▪ Does not adversely impact on landscape character values by protecting the dune ridgeline through the Site.

Provision	Description	Y/N/P	Assessment
	<p>environment should be encouraged, and where development resulting in a change in character would be acceptable;</p> <p>(g) recognise the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of current and future generations;</p> <p>(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;</p> <p>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and</p> <p>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</p> <p>(2) Additionally, in relation to the coastal marine area:</p> <p>(a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of current and future generations;</p> <p>(b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;</p> <p>(c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide</p>		

Provision	Description	Y/N/P	Assessment
	<p>for those activities in appropriate places;</p> <p>(d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and</p> <p>(e) promote the efficient use of occupied space, including by:</p> <ul style="list-style-type: none"> i. requiring that structures be made available for public or multiple use wherever reasonable and practicable; ii. requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and iii. considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay. <p>(3) Where an activity is infrastructure, including renewable electricity generation or electricity transmission, an aquaculture activity, or extraction of minerals for the purpose of supporting infrastructure, (6)(1)(e), (2)(c) and (2)(d) above must be read to apply if the activity has a functional need or operational need to locate in the coastal marine area.</p> <p>(4) In this policy, 'operational need' and 'functional need' have the meanings set out in the National Planning Standards issued under section 58E of the Act.</p>		
Policy 7	<p>Strategic planning</p> <p>In preparing regional policy statements, and plans:</p> <p>consider where, how and when to provide for future residential, rural residential, settlement, urban development and other activities in the coastal environment at a regional and district level, and:</p>	N/A	Directive to plan-making by regional and local authorities.

Provision	Description	Y/N/P	Assessment
	<p>identify areas of the coastal environment where particular activities and forms of subdivision, use and development: are inappropriate; and may be inappropriate without the consideration of effects through a resource</p> <p>and provide protection from inappropriate subdivision, use, and development in these areas through objectives, policies and rules.</p> <p>Identify in regional policy statements, and plans, coastal processes, resources or values that are under threat or at significant risk from adverse cumulative effects. Include provisions in plans to manage these effects. Where practicable, in plans, set thresholds (including zones, standards or targets), or specify acceptable limits to change, to assist in determining when activities causing adverse cumulative effects are to be avoided.</p>		
Policy 11	<p>Indigenous biological diversity (biodiversity)</p> <p>To protect indigenous biological diversity in the coastal environment:</p> <p>(a) avoid adverse effects of activities on:</p> <p>i. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</p> <p>ii. taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</p> <p>iii. indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</p> <p>iv. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</p> <p>v. areas containing nationally significant examples of indigenous community types; and</p>	Y	Based on the EEA prepared for the application, the proposal is assessed as achieving consistency with Policy 11.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> vi. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on: <ul style="list-style-type: none"> i. areas of predominantly indigenous vegetation in the coastal environment; ii. habitats in the coastal environment that are important during the vulnerable life stages of indigenous species; iii. indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh; iv. habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; v. habitats, including areas and routes, important to migratory species; and vi. ecological corridors, and areas important for linking or maintaining biological values identified under this policy. 		
<p>Policy 13</p>	<p>Preservation of natural character</p> <ul style="list-style-type: none"> (1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development: (a) avoid adverse effects of activities on natural character in areas of the coastal environment with 	Y	<p>The LVEA has comprehensively considered effects on natural character. No outstanding natural character areas are identified on the site. Effects on other natural character values are avoided, remedied or mitigated through design and restoration and are considered appropriate and will not result in significant adverse effects. Consistency with Policy 13 is achieved.</p>

Provision	Description	Y/N/P	Assessment
	<p>outstanding natural character; and</p> <p>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;</p> <p>including by:</p> <p>(c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</p> <p>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</p> <p>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</p> <p>(a) natural elements, processes and patterns;</p> <p>(b) biophysical, ecological, geological and geomorphological aspects;</p> <p>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</p> <p>(d) the natural movement of water and sediment;</p> <p>(e) the natural darkness of the night sky;</p> <p>(f) places or areas that are wild or scenic;</p> <p>(g) a range of natural character from pristine to modified; and</p> <p>(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.</p>		
Policy 14	<p>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</p> <p>(a) identifying areas and opportunities for restoration or rehabilitation;</p>	Y	<p>Restoration is a primary design component: dune rehabilitation, wetland creation, stream re-naturalisation, indigenous planting and weed control all promote coastal natural character restoration in a manner that achieves consistency with Policy 14.</p>

Provision	Description	Y/N/P	Assessment
	<p>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</p> <p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <ul style="list-style-type: none"> i. restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or ii. encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or iii. creating or enhancing habitat for indigenous species; or iv. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or v. restoring and protecting riparian and intertidal margins; or vi. reducing or eliminating discharges of contaminants; or vii. removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or viii. restoring cultural landscape features; or 		

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> ix. redesign of structures that interfere with ecosystem processes; or x. decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area. 		
<p>Policy 15</p>	<p>Natural features and natural landscapes</p> <p>To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</p> <ul style="list-style-type: none"> (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; <p>including by:</p> <ul style="list-style-type: none"> (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to: <ul style="list-style-type: none"> i. natural science factors, including geological, topographical, ecological and dynamic components; ii. the presence of water including in seas, lakes, rivers and streams; iii. legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes; iv. aesthetic values including memorability and naturalness; v. vegetation (native and exotic); 	Y	<p>The LVEA identifies and assesses coastal natural features and landscapes. There are no outstanding features and landscapes. Effects on other features mitigated. The identified values of the relevant Special Amenity Landscape are maintained.</p>

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> vi. transient values, including presence of wildlife or other values at certain times of the day or year; vii. whether the values are shared and recognised; viii. cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; ix. historical and heritage associations; and x. wild or scenic values; (d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and (e) including the objectives, policies and rules required by (d) in plans. 		
Policy 18	<p>Public open space Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:</p> <ul style="list-style-type: none"> (a) ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment; (b) taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements; (c) maintaining and enhancing walking access linkages between public open space areas in the coastal environment; (d) considering the likely impact of coastal 	Y	<p>New connections through the site expand public open space access. Open space areas within the development are publicly accessible. Climate change is accounted for in open space design and flooding effects.</p>

Provision	Description	Y/N/P	Assessment
	<p>processes and climate change so as not to compromise the ability of future generations to have access to public open space; and</p> <p>(e) recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.</p>		
Policy 19	<p>Walking access</p> <p>(1) Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.</p> <p>(2) Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:</p> <p>(a) identifying how information on where the public have walking access will be made publicly available;</p> <p>(b) avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and</p> <p>(c) identifying opportunities to enhance or restore public walking access, for example where:</p> <p>i. connections between existing public areas can be provided; or</p> <p>ii. improving access would promote outdoor recreation; or</p> <p>iii. physical access for people with disabilities is desirable; or</p> <p>iv. the long-term availability of public access is threatened by erosion or sea level rise; or</p> <p>v. access to areas or sites of historic or cultural significance is important; or</p> <p>vi. subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.</p>	Y	Two new connections to the CWB are provided. Pedestrian and cycle connections permeate the site and link to Paetawa Road, Peka Peka Road and the existing Peka Peka urban area.

Provision	Description	Y/N/P	Assessment
	<p>(3) Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:</p> <ul style="list-style-type: none"> (a) to protect threatened indigenous species; or (b) to protect dunes, estuaries and other sensitive natural areas or habitats; or (c) to protect sites and activities of cultural value to Māori; or (d) to protect historic heritage; or (e) to protect public health or safety; or (f) to avoid or reduce conflict between public uses of the coastal marine area and its margins; or (g) for temporary activities or special events; or (h) for defence purposes in accordance with the Defence Act 1990; or (i) to ensure a level of security consistent with the purpose of a resource consent; or (j) in other exceptional circumstances sufficient to justify the restriction. <p>(4) Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.</p>		
<p>Policy 21</p>	<p>Enhancement of water quality Where the quality of water in the coastal environment has deteriorated so that it is having a significant adverse effect on ecosystems, natural habitats, or water based recreational activities, or is restricting existing uses, such as aquaculture, shellfish gathering, and cultural activities, give priority to improving that quality by:</p> <ul style="list-style-type: none"> (a) identifying such areas of coastal water and water bodies and including them in plans; (b) including provisions in plans to address improving water quality in the areas identified above; (c) where practicable, restoring water quality to at least a state that can support such activities 	<p>Y</p>	<p>The stormwater treatment train prevents degraded water quality from entering the coastal environment. No direct discharges to the coastal marine area are proposed.</p>

Provision	Description	Y/N/P	Assessment
	<p>and ecosystems and natural habitats;</p> <p>(d) requiring that stock are excluded from the coastal marine area, adjoining intertidal areas and other water bodies and riparian margins in the coastal environment, within a prescribed time frame; and</p> <p>(e) engaging with tangata whenua to identify areas of coastal waters where they have particular interest, for example in cultural sites, wāhi tapu, other taonga, and values such as mauri, and remedying, or, where remediation is not practicable, mitigating adverse effects on these areas and values.</p>		
Policy 22	<p>Sedimentation</p> <p>(1) Assess and monitor sedimentation levels and impacts on the coastal environment.</p> <p>(2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water.</p> <p>(3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry.</p> <p>(4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.</p>	Y	<p>The ESCP addresses sedimentation management during construction. Bioretention removes sediment from stormwater before discharge from operational stormwater. Riparian and wetland planting will reduce long-term sediment loads.</p>
Policy 23	<p>Discharge of contaminants</p> <p>(1) In managing discharges to water in the coastal environment, have particular regard to:</p> <p>(a) the sensitivity of the receiving environment;</p> <p>(b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and</p>	Y	<p>Stormwater treatment achieves best-practice contaminant removal. No discharge of human sewage directly to water is proposed.</p>

Provision	Description	Y/N/P	Assessment
	<p>(c) the capacity of the receiving environment to assimilate the contaminants;</p> <p>and:</p> <p>(d) avoid significant adverse effects on ecosystems and habitats after reasonable mixing;</p> <p>(e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and</p> <p>(f) minimise adverse effects on the life-supporting capacity of water within a mixing zone.</p> <p>(2) In managing discharge of human sewage, do not allow:</p> <p>(a) discharge of human sewage directly to water in the coastal environment without treatment; and</p> <p>(b) the discharge of treated human sewage to water in the coastal environment, unless:</p> <p>i. there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and</p> <p>ii. informed by an understanding of tangata whenua values and the effects on them.</p> <p>(3) Objectives, policies and rules in plans which provide for the discharge of treated human sewage into waters of the coastal environment must have been subject to early and meaningful consultation with tangata whenua.</p> <p>(4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by:</p> <p>(a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems;</p> <p>(b) reducing contaminant and sediment loadings in stormwater at source,</p>		

Provision	Description	Y/N/P	Assessment
	<p>through contaminant treatment and by controls on land use activities;</p> <p>(c) promoting integrated management of catchments and stormwater networks; and</p> <p>(d) promoting design options that reduce flows to stormwater reticulation systems at source.</p> <p>(5) In managing discharges from ports and other marine facilities:</p> <p>(a) require operators of ports and other marine facilities to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor;</p> <p>(b) require that the disturbance or relocation of contaminated seabed material, other than by the movement of vessels, and the dumping or storage of dredged material does not result in significant adverse effects on water quality or the seabed, substrate, ecosystems or habitats;</p> <p>(c) require operators of ports, marinas and other relevant marine facilities to provide for the collection of sewage and waste from vessels, and for residues from vessel maintenance to be safely contained and disposed of; and</p> <p>(d) consider the need for facilities for the collection of sewage and other wastes for recreational and commercial boating.</p>		
Policy 24	<p>Identification of coastal hazards</p> <p>(1) Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</p> <p>(a) physical drivers and processes that cause coastal change including sea level rise;</p>	N/A	Directive to plan-making. The site is not mapped as being subject to coastal hazards.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> (b) short-term and long-term natural dynamic fluctuations of erosion and accretion; (c) geomorphological character; (d) the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent; (e) cumulative effects of sea level rise, storm surge and wave height under storm conditions; (f) influences that humans have had or are having on the coast; (g) the extent and permanence of built development; and (h) the effects of climate change on: <ul style="list-style-type: none"> i. matters (a) to (g) above; ii. storm frequency, intensity and surges; and iii. coastal sediment dynamics; <p>taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</p>		
Policy 25	<p>Subdivision, use, and development in areas of coastal hazard risk</p> <p>In areas potentially affected by coastal hazards over at least the next 100 years:</p> <ul style="list-style-type: none"> (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards; (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards; (c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events; 	N/A	<p>The site is not within an identified coastal hazard risk area. Climate change effects are addressed in flood modelling.</p>

Provision	Description	Y/N/P	Assessment
	<p>(d) encourage the location of infrastructure away from areas of hazard risk where practicable;</p> <p>(e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and</p> <p>(f) consider the potential effects of tsunami and how to avoid or mitigate them.</p>		
Policy 26	<p>Natural defences against coastal hazards</p> <p>Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards.</p> <p>Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</p>	Y	Wetland and dune restoration actively enhance natural coastal buffers. The proposal does not adversely affect any natural coastal hazard buffer features.

1.7 National Policy Statement for Infrastructure 2025 (NPS-I)

Provision	Description	Y/N/P	Assessment
Objective	<p>The objective of this National Policy Statement is to:</p> <p>(a) ensure the national, regional and local benefits of infrastructure are provided for;</p> <p>(b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;</p> <p>(c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;</p> <p>(d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and</p> <p>(e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.</p>	Y	The infrastructure provided by and for this proposal achieves consistency with the objective, and in particular with matters (b) and (c).

Provision	Description	Y/N/P	Assessment
Policy 1	<p>Providing for the benefits of infrastructure</p> <ul style="list-style-type: none"> (1) Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for. (2) Decision-makers must recognise that the benefits of infrastructure include: <ul style="list-style-type: none"> (a) providing for the social, cultural and economic wellbeing of present and future generations; (b) creating, supporting and enhancing well-functioning urban and rural environments; (c) supporting sufficient development capacity to meet demand for housing and business land; (d) providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy; (e) helping to protect and restore the natural environment; (f) supporting New Zealand's emissions reduction targets and mitigating the effects of climate change; and (g) reducing the risks from, and improving resilience to, natural hazards and climate change. (3) Decision-makers must recognise: <ul style="list-style-type: none"> (a) the significant risks to, and impacts on, public safety, the wellbeing of people and communities, and the environment that may occur when infrastructure services are compromised; and (b) that infrastructure networks can be both independent and interconnected. 	Y	<p>The application demonstrates that the proposal is able to be serviced appropriately with reference to relevant standards. Approval of the proposal will achieve infrastructure servicing consistent with Policy 1 by supporting social and economic wellbeing, enabling the development of a well-functioning urban environment, and supporting residential development capacity.</p>
Policy 4	<p>Enabling the efficient and timely operation and delivery of infrastructure activities</p> <ul style="list-style-type: none"> (1) Decision-makers must: 	Y	<p>The application demonstrates that the proposal is able to be serviced appropriately with reference to relevant standards. Approval of the proposal will achieve infrastructure servicing consistent with Policy 4.</p>

Provision	Description	Y/N/P	Assessment
	<p>(a) enable the efficient and timely delivery of infrastructure activities;</p> <p>(b) enable cross-boundary infrastructure networks;</p> <p>(c) provide flexibility for infrastructure providers to use new or innovative technologies and methods to improve the delivery of infrastructure services and/or improve environmental outcomes;</p> <p>(d) enable opportunities to make more effective use of existing infrastructure;</p> <p>(e) consider opportunities for continuous improvement in service delivery and environmental outcomes when renewing or replacing resource consents; and</p> <p>(f) enable the upgrading of infrastructure where this will:</p> <ul style="list-style-type: none"> i. improve the resilience of infrastructure to the risks from natural hazards and effects of climate change; ii. maintain or improve its level of infrastructure service, including to meet increasing demand; or iii. improve environmental outcomes. <p>(2) Decision-makers must:</p> <p>(a) recognise it is the role of the infrastructure provider to identify the preferred location for the infrastructure activity; and</p> <p>(b) have regard to existing information and assessments undertaken by the infrastructure provider, including, but not limited to, information prepared using the Better Business Cases methodology developed by The Treasury New Zealand, infrastructure strategies prepared under the Local Government Act 2002, or the Infrastructure Priorities Programme developed by New Zealand Infrastructure</p>		

Provision	Description	Y/N/P	Assessment
	Commission Te Waihanga.		
Policy 6	<p>Recognising and providing for Māori interests</p> <p>(1) Decision-makers must recognise and provide for Māori interests in relation to infrastructure activities and infrastructure supporting activities, including by:</p> <p>(a) taking into account the outcome of any engagement with tangata whenua on any relevant resource consent, notice of requirement, or request for a private plan change;</p> <p>(b) recognising the opportunities tangata whenua may have in developing and operating their own infrastructure at any scale or in partnership; and</p> <p>(c) local authorities:</p> <p>i. providing opportunities for tangata whenua involvement where infrastructure and infrastructure supporting activities may affect a site of significance or issue of cultural significance to Māori; and</p> <p>ii. operating in a way that is consistent with any relevant iwi participation legislation or Mana Whakahono ā Rohe.</p>	Y	Engagement with Te Ātiawa ki Whakarongotai Charitable Trust, along with Ngāti Toa Rangatira, Ngāti Raukawa ki te Tonga and Muaūpoko Tribal Authority has been undertaken. An interim CIA is provided from Te Ātiawa. Conditions of consent address iwi interests in the management of relevant infrastructure to achieve environmental outcomes.
Policy 7	<p>Assessing and managing the effects of proposed infrastructure activities</p> <p>(1) When assessing and managing the effects of infrastructure activities, decision-makers must:</p> <p>(a) have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work;</p> <p>(b) consider the technical and operational requirements</p>	Y	The proposal implements accepted servicing techniques that will not give rise to significant adverse effects.

Provision	Description	Y/N/P	Assessment
	<p>and constraints of infrastructure activities;</p> <p>(c) take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure;</p> <p>(d) take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and</p> <p>(e) ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.</p>		
Policy 9	<p>Managing the effects of new infrastructure and major upgrades</p> <p>(1) Decision-makers must enable new infrastructure or major upgrades of existing infrastructure activities in all environments.</p> <p>(2) Where infrastructure activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans.</p> <p>(3) Where (2) does not apply, the adverse effects of new infrastructure and major upgrades must be, where practicable, avoided, remedied or mitigated.</p>	Y	The proposed servicing approach reflects accepted infrastructure practice, in line with relevant standards, that will not give rise to significant impacts. Consistency with Policy 9 is achieved.
Policy 11	<p>Assessing and managing the interface between infrastructure and other activities</p> <p>(1) When assessing and managing the interface between existing and planned infrastructure with other activities, including new or intensified sensitive activities, through planning instruments, decision-makers must:</p>	Y	The primary relevance of the policy relates to the neighbouring Expressway (given that electricity transmission infrastructure is excluded from the NPS-I). The proposal appropriately addresses potential reverse sensitivity effects with reference to an existing District Plan standard. Consistency with the policy is achieved.

Provision	Description	Y/N/P	Assessment
	<p>(a) recognise that noise, vibration, dust and visual effects are all typical effects associated with infrastructure activities that can be managed where practicable but not completely avoided;</p> <p>(b) recognise that:</p> <p>i. amenity values change due to a range of factors;</p> <p>ii. changes in amenity values from infrastructure activities can be necessary to achieve well-functioning urban and rural environments; and</p> <p>(c) apply the general principle that the primary responsibility for managing adverse effects is on the new activity (including infrastructure) while allowing flexibility for site- and project-specific circumstances.</p>		

1.8 National Policy Statement for Natural Hazards (NPS-NH)

Provision	Description	Y/N/P	Assessment
Objective	Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.	Y	The proposal appropriately assesses and manages natural hazards to achieve a low risk design.
Policy 1	When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	Y	The assessments undertaken lead to a conclusion that the proposal is at a low risk of natural hazards.
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.	Y	Based on the technical assessments undertaken, the proposal appropriately addresses natural hazard risks to the site.
Policy 3	Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.	Y	The proposal is not assessed as having very high natural hazard risk.
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.	Y	The proposal does not create or increase significant natural hazard risks. Consistency with Policy 4 is achieved.

Provision	Description	Y/N/P	Assessment
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.	Y	The proposal has been subject to thorough assessment in respect of geotechnical, ground shaking and flooding risk based on the best available information.
Policy 6	The potential impacts of climate change to at least 100 years into the future must be considered.	Y	Flood modelling undertaken for the proposal accounts for climate change to 2130.

2. REGIONAL POLICY

2.1 Greater Wellington Regional Policy Statement — Operative and Change 1 Decisions Version (RPS)

Provision	PC 1?	Description	Y/N/P	Assessment
Objective A	PC1	<p>Integrated management of the region's natural and physical resources:</p> <ul style="list-style-type: none"> (a) is guided by Te Ao Māori; and (b) incorporates mātauranga Māori in partnership with mana whenua / tangata whenua; and (c) recognises and provides for ki uta ki tai – the holistic nature and interconnectedness of all parts of the natural environment; and (d) recognises and provides for the relationship of mana whenua / tangata whenua with te taiao and protects and enhances mana whenua / tangata whenua values, in particular mahinga kai; and (e) is informed by the input of communities; and (f) protects and enhances the life-supporting capacity of ecosystems; and (g) recognises the dependence of humans on a healthy natural environment; and (h) recognises the role of the resource management and planning system in reducing gross greenhouse gas emissions; and (i) recognises the role of both natural and physical resources, including highly 	Y	The proposal adopts an integrated management approach across freshwater, ecology, transport and urban design. Te Ao Māori is incorporated through engagement and conditions embedding kaitiakitanga. Climate change effects are comprehensively addressed.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>productive land and regionally significant infrastructure, in providing for well-functioning urban and rural areas and</p> <p>(j) recognises the benefits of protecting and utilising the region's significant mineral resources; and</p> <p>(k) responds effectively to the current and future effects of climate change, population growth, and development pressures and opportunities.</p>		
Policy IM.1	PC1	<p>Integrated management – ki uta ki tai - consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, local authorities shall adopt an integrated approach to the management of the region's natural and physical resources, including by:</p> <p>(a) partnering with mana whenua / tangata whenua to provide for mana whenua / tangata whenua involvement in resource management and decision making; and</p> <p>(b) recognising the interconnectedness between air, freshwater, land, coastal marine areas, ecosystems and all living things – ki uta ki tai; and</p> <p>(c) recognising that the effects of activities may extend beyond immediate and directly adjacent area, and beyond organisational or administrative boundaries; and</p> <p>(d) recognising the interrelationship between natural and physical resources; and</p> <p>(e) making decisions based on the best available information, improvements in technology, science, and mātauranga Māori; and</p> <p>(f) requiring Māori data and mātauranga Māori to be interpreted within Te Ao</p>	Y	Integrated approach applied throughout. Mana whenua partnership reflected in CIA and ongoing consultation. Natural systems' interconnectedness provided for in SMP, EEA and hydrology work.

Provision	PC 1?	Description	Y/N/P	Assessment
		Māori while upholding Māori data sovereignty.		
Objective CC.1	PC1	The Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and climate change adaptation are an integral part of: sustainable air, land, freshwater, and coastal management; and well-functioning urban areas and rural areas; and the planning and delivery of infrastructure (including regionally significant infrastructure).	Y	The proposal is climate-resilient by design: flood modelling to 2130; raised development areas; climate-responsive stormwater; multi-modal transport reducing private vehicle dependence; nature-based ecological restoration.
Objective CC.2	PC1	The costs and benefits of transitioning to a low-emission and climate-resilient region are equitable between sectors and communities.	N/A	Of limited direct relevance to this application. The proposal does not impose inequitable transition costs on communities.
Objective CC.3	PC1	To support the global goal of limiting warming to 1.5 degrees Celsius and New Zealand's greenhouse gas emissions reduction targets, net greenhouse gas emissions in the Wellington Region are reduced: to contribute to a 50 percent reduction in net greenhouse gas emissions from 2019 levels by 2030; and to contribute to achieving net-zero greenhouse gas emissions by 2050.	Y	The proposal supports emission reductions through multi-modal transport, walkable urban form, local commercial services and proximity to existing bus and rail services. Nature-based restoration contributes to carbon sequestration.
Objective CC.4	PC1	Nature-based solutions are an integral part of climate change mitigation and climate change adaptation, improving the health, well-being and resilience of people and communities, indigenous biodiversity, and natural and physical resources.	Y	Nature-based solutions are central to the proposal through wetland creation for flood storage; riparian planting for bank stabilisation; dune restoration for coastal resilience and bioretention swales for stormwater management.
Objective CC.5	PC1	By 2030, there is an increase in the area and health of permanent forest, preferably indigenous forest, in the Wellington Region, maximising benefits for carbon sequestration, indigenous biodiversity, land stability, water quality, and social, cultural and economic well-being.	Y	The proposal will result in significant ecological restoration and enhancement that aligns with Objective CC.5.
Objective CC.6	PC1	Resource management and adaptation planning increases the resilience of communities, infrastructure and the natural environment to the short, medium, and long-term effects of climate change.	Y	The proposed flood management approach, stormwater design and ecological restoration all increase community and ecological resilience to climate change.
Objective CC.7	PC1	People and businesses understand the current and predicted future effects of climate	N/A	Limited direct relevance to this consent application.

Provision	PC 1?	Description	Y/N/P	Assessment
		change, how these may impact them, how to respond to the challenges of climate change, and are actively involved in appropriate climate change mitigation and climate change adaptation responses.		
Objective CC.8	PC1	Mana whenua / tangata whenua are empowered to achieve climate-resilience in their communities.	Y	As relevant to this application, mana whenua values are embedded in ecological restoration of the site that support climate resilience. Conditions provide for iwi involvement in ecological outcomes from the proposal.
Policy CC.9	PC1	Reducing greenhouse gas emissions associated with subdivision, use or development – consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to whether the subdivision, use or development has been planned in a way that contributes to reducing greenhouse gas emissions by optimising overall transport demand, by maximising mode shift from private vehicles to public transport or active modes, and supporting low and zero-carbon modes.	Y	Multi-modal connections (CWB, bus stops, rail proximity), future-proofing for direct bus services, a walkable local centre and internal cycling infrastructure optimise transport demand and maximise mode shift from private vehicles.
Policy CC.11	PC1	Encouraging whole of life greenhouse gas emissions assessment for transport infrastructure Encourage whole of life greenhouse gas emissions assessments to be provided with resource consent applications to Wellington Regional Council and resource consent applications and notices of requirement to city and district councils for all new or upgraded land transport infrastructure. This information will assist with evaluating the potential greenhouse gas emissions, options for reducing direct and indirect greenhouse gas emissions and whether the infrastructure has been designed and will operate in a manner that contributes to reducing transport-related greenhouse gas emissions in the Wellington Region.	N	A whole of life greenhouse gas emissions assessment for the proposal has not been undertaken, as encouraged by the policy. It is noted that the policy seeks to encourage the provision of an assessment and is subject to an appeal.
Policy CC.14	PC1	Climate-responsive development – district and city council consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, require that development	Y	Extensive green infrastructure (wetlands, dune restoration, riparian planting), water demand management for new dwellings and climate-responsive stormwater design are provided. The proposal will result in a significant increase in vegetative cover and canopy trees and will promote efficient water use.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>and infrastructure is located, designed and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes as appropriate to the scale and context of the activity:</p> <ul style="list-style-type: none"> (a) providing urban green space, particularly canopy trees, to reduce urban heat and reduce stormwater flowrates: <ul style="list-style-type: none"> i. prioritising the use of appropriate indigenous species, and ii. contributing to achieving a wider target of 10 percent tree canopy cover at a suburb-scale by 2030, and 30 percent cover by 2050; and (b) methods to increase water resilience, including by requiring harvesting of water at a domestic and/or community-scale for non-potable uses (for example by requiring rain tanks, rainwater re-use tanks, and setting targets for rainwater collection); and (c) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem, and avoiding, minimising, or remedying other adverse effects on these functions and values; and (d) promoting efficient use of water and energy in buildings and infrastructure; and (e) promoting appropriate design of buildings and infrastructure so they are able to withstand the predicted future higher temperatures, intensity and duration of rainfall and wind over their anticipated life span. 		

Provision	PC 1?	Description	Y/N/P	Assessment
Policy CC.14A	PC1	<p>Climate-responsive development – regional council consideration</p> <p>When considering an application for a resource consent, or a change, variation, or review of a regional plan, require that development and infrastructure is located, designed, and constructed in ways that provide for climate change mitigation, climate change adaptation and climate-resilience, prioritising the use of nature-based solutions and informed by mātauranga Māori. This includes, as appropriate to the scale and context of the activity:</p> <p>(a) avoiding significant adverse effects on the climate change mitigation, climate change adaptation and climate-resilience functions and values of an ecosystem and avoiding, minimising, or remedying other adverse effects on these functions and values.</p>	Y	The proposal accounts for climate change stormwater impacts and utilises nature based solutions to manage stormwater effects. It further utilises the stormwater design to achieve positive ecological outcomes for existing wetland systems and the creation of new wetland areas.
Objective 3	No	<p>Habitats and features in the coastal environment that have significant indigenous biodiversity values are protected; and</p> <p>Habitats and features in the coastal environment that have recreational, cultural, historical or landscape values that are significant are protected from inappropriate subdivision, use and development.</p>	Y	Addressed through EEA and LVA. Te Harakeke Swamp and Peka Peka Road Swamp are protected and enhanced. Recreational values are enhanced through connections through the site, including through areas of ecological enhancement. Cultural values are similarly enhanced and provided for.
Objective 4	No	The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.	Y	The LVA confirms natural character effects are appropriate. The dune ridge formation is retained. Restoration planting improves natural character.
Objective 5	No	Areas of the coastal environment where natural character has been degraded are restored and rehabilitated.	Y	The proposal will enhance natural character values through extensive ecological restoration and enhancement.
Objective 6	No	The quality of coastal waters is maintained or enhanced to a level that is suitable for the health and vitality of coastal and marine ecosystems.	Y	The stormwater treatment train prevents discharge of degraded water to coastal and freshwater environments. Best-practice stormwater management is applied.
Objective 7	No	The integrity, functioning and resilience of physical and ecological processes in the coastal environment are protected from the adverse effects of inappropriate subdivision, use and development.	Y	Coastal dune processes maintained through dune retention and restoration. Freshwater inputs to the coastal environment are protected and ecological processes maintained and enhanced.

Provision	PC 1?	Description	Y/N/P	Assessment
Objective 8	No	Public access to and along the coastal marine area, lakes and rivers is enhanced (objective 8 is shared for the coastal environment and fresh water).	Y	The proposal materially enhances public access to and through the Site, providing for connections to the coast and freshwater resources on the site that were previously privately accessed.
Policy 35	No	<p>Preserving the natural character of the coastal environment – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to preserving the natural character of the coastal environment by:</p> <ul style="list-style-type: none"> (a) minimising any adverse effects from point source and non-point source discharges, so that aquatic ecosystem health is safeguarded; (b) protecting the values associated with estuaries and bays, beaches and dune systems, including the unique physical processes that occur within and between them from inappropriate subdivision, use and development, so that healthy ecosystems are maintained; (c) maintaining or enhancing amenity – such as, open space and scenic values – and opportunities for recreation and the enjoyment of the coast by the public; (d) minimising any significant adverse effects from use and enjoyment of the coast by the public; (e) safeguarding the life supporting capacity of coastal and marine ecosystems; (f) maintaining or enhancing biodiversity and the functioning of ecosystems; and (g) protecting scientific and geological features from inappropriate subdivision, use and development. 	Y	<p>Stormwater management minimises non-point source discharges and no point source discharges are proposed.</p> <p>As confirmed in the LVEA, adverse effects on the dune ridge system are avoided, and general amenity values are enhanced, along with an increase in recreational and open space values. Significant ecological restoration and enhancement is proposed.</p>
Policy 36	No	Managing effects on natural character in the coastal environment – consideration	Y	The LVA undertakes a structured natural character assessment. The nature and intensity of development is moderated by retention of the dune ridge formation and

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect natural character in the coastal environment, and in determining whether an activity is inappropriate particular regard shall be given to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the proposed activity including: <ul style="list-style-type: none"> i. the functional need or operational requirement to locate within the coastal environment ii. the opportunity to mitigate anticipated adverse effects of the activity (b) the degree to which the natural character will be modified, damaged or destroyed including: <ul style="list-style-type: none"> i. the duration and frequency of any effect, and/or ii. the magnitude or scale of any effect; iii. the irreversibility of adverse effects on natural character values; iv. whether the activity will lead to cumulative adverse effects on the natural character of the site/area. (c) the resilience of the site or area to change; (d) the opportunities to remedy or mitigate previous damage to the natural character; (e) the existing land uses on the site. 		<p>ecological restoration that reintroduces natural character elements previously impacted by farming activity.</p>
Policy 37	No	<p>Safeguarding life-supporting capacity of coastal ecosystems – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to safeguarding the life-supporting capacity of coastal and marine ecosystems by maintaining or enhancing:</p> <ul style="list-style-type: none"> (a) any area within the intertidal or subtidal 	Y	<p>The proposal results in no net loss of natural inland wetlands and significant wetland enhancement, as well as a range of other ecological restoration and enhancement outcomes. Consistency with Policy 37 is resultingly achieved, as further detailed in the EEA.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>zone that contains unique, rare, distinctive or representative marine life or habitats;</p> <p>(b) areas used by marine mammals as breeding, feeding or haul out sites;</p> <p>(c) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</p> <p>(d) habitats, corridors and routes important for preserving the range, abundance, and diversity of indigenous and migratory species;</p> <p>(e) any area that contain indigenous coastal ecosystems and habitats that are particularly vulnerable to modification – such as, estuaries, lagoons, coastal wetlands, dunelands, rocky reef systems and salt marshes; and</p> <p>(f) the integrity, functioning and resilience of physical and ecological processes.</p>		
Policy 38	No	<p>Identifying the landward extent of the coastal environment – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular regard shall be given to whether the proposal is within the coastal environment using the following criteria:</p> <p>(a) any area or landform dominated by coastal vegetation or habitat;</p> <p>(b) any landform affected by active coastal processes, excluding tsunami;</p> <p>(c) any landscapes or features, including coastal escarpments, that contribute to the natural character, visual quality or amenity value of the coast; and</p> <p>(d) any site, structure, place or area of historic heritage value adjacent to, or connected with, the coastal marine area, which derives its</p>	Y	<p>The extent of the coastal environment is identified in the LVEA and application. The proposal is assessed within the coastal environment. Site-specific design responds to coastal environment characteristics.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		heritage value from a coastal location.		
Policy 40	PC1	<p>Maintaining and enhancing aquatic ecosystem health in water bodies – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to:</p> <ul style="list-style-type: none"> (a) Requiring that water quality, flows and water levels and aquatic habitats of surface water bodies are managed for the purpose of safeguarding aquatic ecosystem health; (b) requiring, as a minimum, water quality in the coastal marine area to be managed for the purpose of maintaining or enhancing aquatic ecosystem health; and (c) managing water bodies and the water quality of coastal water for other purposes identified in regional plans. 	Y	The proposal has been designed in an integrated way to ensure that stormwater functions from the proposal support ecological wetland health. Works to Ngarara Stream will enhance the habitat values and aquatic ecosystem health of the stream.
Policy 53	No	<p>Public access to and along the coastal marine area, lakes and rivers – consideration</p> <p>When considering an application for a subdivision consent, or a coastal or land use consent on public land, or a change, variation or review of a district plan to address subdivision or rezoning, particular regard shall be given to enhancing public access to, and along:</p> <ul style="list-style-type: none"> (a) areas of the coastal marine area, and lakes and rivers with: <ul style="list-style-type: none"> i. places, sites and areas with significant historic heritage values identified in accordance with policy 21; ii. areas of indigenous ecosystems and habitats, and areas with significant indigenous biodiversity values identified in accordance with policy 23; iii. outstanding natural features and landscapes 	Y	The proposal improves access to and through the site, including to the coast, the special amenity landscape on the site and to the range of ecological values and habitat types on the site.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>identified in accordance with policy 25;</p> <p>iv. special amenity landscapes identified in accordance with policy 27;</p> <p>v. places, sites and areas with high natural character identified in accordance with policy 36; and</p> <p>vi. the rivers and lakes identified in Table 15 of Appendix 1;</p> <p>(b) Wellington Harbour and Porirua (Onepoto Arm and Pauatahanui Inlet) Harbour;</p> <p>Except where there is a need to protect:</p> <p>(c) sensitive indigenous habitats of species;</p> <p>(d) the health or safety of people;</p> <p>(e) sensitive cultural and historic heritage values; and/or</p> <p>(f) the integrity and security of regionally significant infrastructure.</p>		
Objective 9	No	<p>The region's energy needs are met in ways that:</p> <p>(a) improve energy efficiency and conservation;</p> <p>(b) diversify the type and scale of renewable energy development;</p> <p>(c) maximise the use of renewable energy resources;</p> <p>(d) reduce dependency on fossil fuels; and</p> <p>(e) reduce greenhouse gas emissions from transportation.</p>	Y	As relevant, the proposal promotes an energy-efficient urban form, walkable communities and multi-modal transport connections.
Objective 10	No	The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.	Y	The proposal integrates with regionally significant infrastructure (SH1 corridor, national grid) without compromising its function. Reverse sensitivity effects are managed.
Policy 57	PC1	<p>Integrating land use and transportation – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, seek to achieve integrated</p>	Y	As assessed above, the proposal is located to achieve multi-modal connections, is proximate to existing bus services and is well located to the existing Waikanae railway station for commuter rail services. The site provides for increased future public transport provision. The provision of a local centre will serve both the development and existing development in the

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>land use and transport within the Wellington Region by:</p> <ul style="list-style-type: none"> (a) locating development in areas near centres and well-served by existing or planned public transport, to minimise private vehicle travel and trip length and maximise mode shift to public transport or active modes; and (b) supporting connectivity with, and accessibility to public services or amenities, key centres of employment activity or retail activity via public and active transport networks; and (c) supporting a safe, reliable, equitable, inclusive and efficient transport network including through connections with the wider transport network; and (d) providing safe and accessible multi-modal transport networks along connected routes that are designed for public and active transport, while recognising that the delivery of public transport services may not always be efficient or practical; and (e) supporting and enabling the rapid transport network and the growth corridors in the Wellington Region, including: <ul style="list-style-type: none"> i. Western Growth Corridor – Tawa to Levin; ii. Eastern Growth Corridor – Hutt to Masterton; iii. Let's Get Wellington Moving Growth Corridor; and (f) minimising the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors. 		<p>area, supporting a reduction in the number of vehicle movements and their distance.</p>
Objective 12	PC1	The mana of the Region's waterbodies and freshwater ecosystems is restored and protected by ongoing management of land and water that:	Y	As discussed above in respect of the NPS-FM, the proposal actively restores and protects the mana of freshwater ecosystems through wetland creation, restoration and enhancement, stream re-naturalisation, bioretention treatment, mana whenua involvement, and conditions securing long-term management.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>(a) returns the Region's water bodies and freshwater ecosystems to, and thereafter maintains them, in a state of tūhauora/good health; and</p> <p>(b) improves the health and wellbeing of the Region's degraded waterbodies and freshwater ecosystems; and</p> <p>(c) applies the Te Mana o te Wai hierarchy of obligations by prioritising:</p> <ul style="list-style-type: none"> i. first, the health and wellbeing of waterbodies and freshwater ecosystems, ii. second, the health needs of people iii. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future; and <p>(d) recognises and provides for the individual natural characteristics and processes of waterbodies including their natural form, and their associated ecosystems; and</p> <p>(e) incorporates and protects mātauranga Māoi and acknowledges and provides for the connections and relationships of mana whenua / tangata whenua with freshwater; and</p> <p>(f) provides for the ability of mana whenua / tangata whenua to safely undertake their cultural and spiritual practices associated with freshwater, including mahinga kai; and</p> <p>(g) actively involves mana whenua / tangata whenua in decision-making in relation to the Region's waterbodies; and</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<ul style="list-style-type: none"> (h) includes engagement with communities, stakeholders, and territorial authorities; and (i) supports the wellbeing and safety of the community, by providing for the ability to carry out recreational activities, in and around freshwater environments; and (j) supports and protects an abundance and diversity of freshwater habitats for indigenous freshwater species and, where appropriate, the habitat of trout and salmon; and (k) supports the reasonable, sustainable and efficient use of water for activities that benefit the Region's economy, including primary production activities, innovation and tourism. 		
Objective 13	No	The region's rivers, lakes and wetlands support healthy functioning ecosystems.	Y	The proposal improves the health and functioning of rivers, lakes and wetlands on site through a comprehensive approach to ecological restoration and enhancement.
Objective 14	No	Fresh water available for use and development is allocated and used efficiently.	Y	No water takes are proposed and water demand management is required for new dwellings that promotes efficient water use.
Policy 40	PC1	<p>Maintaining and improving the health and well-being of water bodies and freshwater ecosystems – consideration</p> <p>When considering an application for a regional resource consent, the regional council must have regard to:</p> <ul style="list-style-type: none"> (a) managing water quality, flows and water levels and aquatic habitats of water bodies in a way that improves the health and well-being of degraded waterbodies and freshwater ecosystems, and at least maintains the health and wellbeing of all other water bodies and freshwater ecosystems; and (b) managing water quality in the coastal marine area in a way that maintains and, where degraded, protects and enhances the health and well-being of coastal 	Y	As discussed in respect of the NPS-FM, and for the reasons detailed in the EEA, the proposal will have positive effects on stream ecology and the values of retained and constructed wetlands. Stormwater quality and quantity is appropriately managed to also have positive effects on ecological outcomes.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>waterbodies and the health and wellbeing of marine ecosystems; and</p> <p>(c) providing for mana whenua / tangata whenua values, including mahinga kai; and</p> <p>(d) partnering with mana whenua / tangata whenua; and</p> <p>(e) maintaining or enhancing the ecological functions of riparian margins; and</p> <p>(f) minimising the effect of proposals such as gravel extraction, exploratory drillings, flood protection and works in the beds of lakes and rivers on groundwater recharge areas that are connected to surface water bodies; and</p> <p>(g) maintaining or enhancing the amenity and recreational values of rivers and lakes, including those with significant values listed in Table 15 of Appendix 1; and</p> <p>(h) protecting the values of rivers and lakes that have significant indigenous ecosystems and habitats with significant indigenous biodiversity values as identified in Table 16 of Appendix 1; and</p> <p>(i) maintaining natural flow regimes required to support aquatic ecosystem health; and</p> <p>(j) maintaining or enhancing space for rivers to undertake their natural processes; and</p> <p>(k) maintaining fish passage except when this conflicts with clause (o); and</p> <p>(l) protecting and reinstating riparian habitat, in particular riparian habitat that is important for fish spawning; and</p> <p>(m) restricting stock access to estuaries rivers, lakes and wetlands; and</p> <p>(n) avoiding the removal or destruction of</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>indigenous wetland plants in wetlands; and</p> <p>(o) protecting the habitat of indigenous freshwater species; and</p> <p>(p) protecting the habitat of trout and salmon, insofar as this is consistent with clause (o).</p>		
Policy 40A	PC1	<p>Loss of extent and values of natural inland wetlands – consideration</p> <p>When considering an application for a regional resource consent for use and development within natural inland wetlands the regional council must not grant consent unless:</p> <p>(a) there will be no loss of extent of natural inland wetlands and their values will be protected; or</p> <p>(b) any loss of extent or values, arises from any of the following:</p> <p>i. the customary harvest of food or resources undertaken in accordance with tikanga Māori</p> <p>ii. wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater Management 2020)</p> <p>iii. scientific research</p> <p>iv. the sustainable harvest of sphagnum moss</p> <p>v. the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020)</p> <p>vi. the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource</p>	P	<p>Consistency with the policy is achieved, in part.</p> <p>The proposal will result in the loss of 1.69ha of existing wetland extent. As detailed in the application, the design of the proposal took care to firstly avoid wetland impacts, and to absolutely avoid impacts on high value wetlands, but not all areas were able to be avoided in order to achieve transport and urban layout considerations. Impacts were limited to lower value wetlands.</p> <p>The proposal is for urban development, but not on land zoned for that purpose. The proposal will offset wetland loss and to achieve a no net loss outcome. This follows the outcome sought by the policy.</p> <p>Within the FTAA framework, such an outcome is appropriate as the impacts of the proposal are not considered to be significant when the effects management approach being adopted has been applied (in fact overall the outcome for wetland extent and value will be positive).</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>Management (National Environmental Standards for Freshwater) Regulations 2020)</p> <p>vii. natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or</p> <p>(c) any loss of extent or values is a result of use and development within natural inland wetlands that:</p> <p>i. is necessary for the purpose of the construction or upgrade of specified infrastructure that will provide significant national or regional benefits; or</p> <p>ii. is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in the National Policy Statement on Urban Development 2020), and:</p> <p>a. the urban development will provide significant national, regional or district benefits; and</p> <p>b. the activity occurs on land that is identified for urban development in operative provisions of a regional or district plan; and</p> <p>c. the activity does not occur on land that is zoned in a district plan as general rural, rural</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>production, or rural lifestyle; and</p> <p>d. there is no practicable alternative location for the activity within the area of the development, or every other practicable location in the area of the development would have equal or greater adverse effects on a natural inland wetland; or</p> <p>iii. is necessary for the purpose of quarrying activities and the extraction of the aggregate will provide significant national or regional benefits; or</p> <p>iv. is for the purpose of the extraction of minerals (other than coal) and ancillary activities and the extraction of the mineral will provide significant national or regional benefits; or</p> <p>v. is necessary for the purpose of constructing or operating a new or existing landfill or cleanfill area and the landfill or cleanfill area:</p> <p>a. will provide significant national or regional benefits; or</p> <p>b. is required to support urban development; or</p> <p>c. is required to support the extraction of aggregates as referred to in clause, (c)(iii); or</p> <p>d. is required to support the extraction of</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>minerals as referred to in clause (c)(iv); and</p> <p>e. there is either no practicable alternative location in the Wellington Region, or every other practicable alternative location in the Wellington Region would have equal or greater adverse effects on a natural inland wetland; and</p> <p>vi. in relation to clauses (c)(i), (c)(iii), and (c)(iv) there is a functional need for the activity to be done in that location; and</p> <p>vii. in all cases, the effects of the activity will be managed through applying the effects management hierarchy; and</p> <p>(d) for any activity listed in clauses (b)-(c), other than sub-clause (b)(i), the council is satisfied that:</p> <p>i. the applicant has demonstrated how each step of the effects management hierarchy will be applied to any loss of extent or values of the wetland (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity values; and</p> <p>ii. where aquatic offsetting or aquatic</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7 of the National Policy Statement for Freshwater Management 2020, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate; and</p> <p>iii. there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve the conservation outcomes; and</p> <p>iv. suitable conditions will be applied to the consent (if granted) that apply the effects management hierarchy, require the monitoring of the wetland at a scale commensurate with the risk of the loss of extent or values of the wetland, and specify how the requirements in clause (d)(iii) will be achieved.</p>		
Policy 40B	PC1	<p>Loss of river extent and values – consideration</p> <p>When considering an application for a regional resource consent for use and development within rivers the regional council must not grant consent unless:</p> <ul style="list-style-type: none"> (a) there will be no loss of river extent and values; or (b) there is a functional need for the activity in that location; and (c) the activity will be managed by applying the effects management hierarchy; and (d) the applicant has demonstrated how each step in the effects management hierarchy will be applied to any loss of extent or values 	P	<p>Similar to the approach to natural wetlands, the proposal seeks to achieve positive outcomes from the proposed realignment of the existing highly modified Ngarara Stream extent. No net loss of stream extent and values is achieved and significant ecological enhancement is proposed.</p> <p>Again in the context of the FTAA framework, no significant impacts will result.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>of the river (including cumulative effects and loss of potential value), particularly (without limitation) in relation to the values of: ecosystem health, indigenous biodiversity, hydrological functioning, Māori freshwater values, and amenity; and</p> <p>(e) if aquatic offsetting or aquatic compensation is applied, the applicant has complied with principles 1 to 6 in Appendix 6 and 7 of the National Policy Statement for Freshwater Management 2020, and has had regard to the remaining principles in Appendix 6 and 7, as appropriate; and</p> <p>(f) there are methods or measures that will ensure that the offsetting or compensation will be maintained and managed over time to achieve conservation outcomes; and</p> <p>(g) suitable will be applied to the consent (if granted) that:</p> <ul style="list-style-type: none"> i. apply the effects management hierarchy ii. specify how the requirements in clause (f) will be achieved. 		
Policy 41	PC1	<p>Managing the effects of earthworks and vegetation clearance – consideration</p> <p>When considering an application for a regional resource consent for earthworks or vegetation clearance have regard to:</p> <ul style="list-style-type: none"> (a) the extent to which the activity minimises erosion; and (b) in the absence of environmental outcomes, target attribute states, or limits for suspended sediment for the relevant Freshwater Management Unit or part-Freshwater Management Unit, the extent to which silt and sediment runoff into 	Y	<p>A comprehensive Erosion and Sediment Control approach is proposed. The proposal demonstrates an overarching management approach that is secured by conditions of consent, requiring a stage specific Erosion and Sediment Control Plan to be provided for Council certification.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>water, or onto or into land that may enter water, will be minimised; and</p> <p>(c) the extent to which the activity results in adverse effects on aquatic ecosystem health, indigenous biodiversity in water bodies and receiving environments.</p>		
Policy 42	PC1	<p>Effects on freshwater and receiving environments from urban development – consideration</p> <p>When considering an application for a regional resource consent that relates to urban development the regional council must have regard to:</p> <p>(a) adopting an integrated approach, ki uta ki tai, that recognises the interconnectedness of the whole environment to determine the location and form of urban development; and</p> <p>(b) protecting and enhancing Māori freshwater values, including mahinga kai, in partnership with mana whenua / tangata whenua; and</p> <p>(c) providing for mana whenua / tangata whenua and their relationship with their culture, land, water, wāhi tapu and other taonga; and</p> <p>(d) incorporating the use of mātauranga Māori to ensure the effects of urban development are considered appropriately; and</p> <p>(e) the effects of use and development of land on water, including the effects on receiving environments (both freshwater and the coastal marine area); and</p> <p>(f) the target attribute states set for the catchment; and</p> <p>(g) the extent to which the urban development, including stormwater discharges, meets any limits set in a regional</p>	Y	<p>The proposal appropriate responds to the relevant matters from Policy 42. It provides for an integrated design approach utilising stormwater processes to support ecological outcomes.</p> <p>Water sensitive design techniques are adopted through the Stormwater Management Plan and hydrological controls are also employed.</p> <p>Riparian buffer planting is provided for, significantly improving ecological outcomes.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>plan and the effect of any exceedances; and</p> <p>(h) the extent to which urban development incorporates water sensitive urban design techniques and hydrological control to minimise the generation of contaminants from stormwater runoff, and maximise, to the extent practicable, the removal of contaminants from stormwater; and</p> <p>(i) the extent to which urban development is located and designed to protect and enhance the health and wellbeing of adjacent rivers, lakes, wetlands, springs, riparian margins, and receiving environments, including the natural form and flow of the waterbody; and</p> <p>(j) the extent to which hydrological control minimises adverse effects of runoff quantity (flows and volumes) and other potential adverse effects on natural stream values; and</p> <p>(k) the provision of riparian buffers for urban development adjacent to natural waterbodies; and</p> <p>(l) the extent to which the development avoids piping of rivers and whether there is a functional need for the activity in that location; and</p> <p>(m) the practicability of daylighting rivers within the area proposed for urban development area; and</p> <p>(n) efficient end use of water and alternate water supplies for non-potable use; and</p> <p>(o) protecting drinking water sources from inappropriate use and development; and</p> <p>(p) applying a catchment approach to wastewater networks including partnering with mana whenua as kaitiaki and allowance for appropriately designed overflow points where</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		necessary to support growth and consideration of different approaches to wastewater management to resolve overflow.		
Objective 15	No	Historic heritage is identified and protected from inappropriate modification, use and development.	Y	21 recorded archaeological sites are identified in the AoAE. An Archaeological Authority will be sought from Heritage NZ. All cut earthworks will be monitored by an archaeologist. An Accidental Discovery Protocol is proposed to address potential effects.
Policy 46	No	<p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect a place, site or area with historic heritage value, and in determining whether an activity is inappropriate particular regard shall be given to:</p> <ul style="list-style-type: none"> (a) the degree to which historic heritage values will be lost, damaged or destroyed; (b) the irreversibility of adverse effects on heritage values; (c) the opportunities to remedy or mitigate any previous damage to heritage values; (d) the degree to which previous changes that have heritage value in their own right are respected and retained; (e) the probability of damage to immediate or adjacent heritage values; (f) the magnitude or scale of any effect on heritage values; (g) the degree to which unique or special materials and/or craftsmanship are retained; (h) whether the activity will lead to cumulative adverse effects on historic heritage; and (i) whether the relationships between distinct elements of an historic place, site or area will be maintained. 	Y	Based on the supporting AoAE, the proposal will not result in significant effects and is appropriate. The potential for accidental discovery is addressed, with a required archaeological authority managing potential effects.
Objective 16	PC1	Indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of	Y	For the reasons outlined in preceding sections, ecological effects are appropriately managed in a manner that achieves consistency with the objective.

Provision	PC 1?	Description	Y/N/P	Assessment
		indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, are protected and, where appropriate, enhanced and restored to a healthy functioning state.		
Objective 16A	PC1	The region's indigenous biodiversity is maintained and, where appropriate, enhanced and restored to a healthy functioning state, improving its resilience to increasing environmental pressures, particularly climate change.	Y	Net positive biodiversity outcomes are achieved. The proposal enhances biodiversity resilience through planting, enhanced habitat quality and connectivity, and long-term pest management.
Objective 16B	PC1	Mana whenua / tangata whenua values relating to indigenous biodiversity, particularly taonga species, and the important relationship between indigenous ecosystem health and well-being, are given effect to in decision-making, and mana whenua / tangata whenua are supported to exercise their kaitiakitanga for indigenous biodiversity.	Y	Mana whenua values have been considered through the consultation undertaken in preparing the application, and are recorded through the Ātiawa CIA. Conditions of consent address ongoing mana whenua input into the ecological aspects of the proposal. This approach supports mana whenua involvement in the proposal and the outcome of the objective.
Objective 16C	PC1	Landowner and community values in relation to indigenous biodiversity are recognised and provided for and their roles as stewards are supported.	Y	Community stewardship of biodiversity is supported through the ongoing restoration and pest management programme. The open space and ecological areas provide community connection to indigenous biodiversity.
Policy 47	PC1	<p>Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitats of indigenous fauna – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, a determination shall be made as to whether an activity may affect indigenous ecosystems and habitats with significant indigenous biodiversity values, other significant habitats of indigenous fauna, and the ecosystem processes that support these ecosystems and habitats, and in determining whether the proposed activity is inappropriate particular regard shall be given to:</p> <ul style="list-style-type: none"> (a) maintaining connections within, or corridors between, habitats of indigenous flora and fauna and/or enhancing the connectivity between fragmented indigenous habitats; and (b) providing adequate buffering around areas 	Y	For the reasons outlined in respect of the assessment of the NPS-IB and in the EEA, consistency with Policy 47 is achieved.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>of significant indigenous ecosystems and habitats from other land uses; and</p> <p>(c) managing natural wetlands for the purpose of aquatic ecosystem health, recognising the wider benefits, such as for indigenous biodiversity, water quality and holding water in the landscape; and</p> <p>(d) avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats; and</p> <p>(e) providing seasonal or core habitat for indigenous species; and</p> <p>(f) protecting the life supporting capacity of indigenous ecosystems and habitats; and</p> <p>(g) minimising or remedying adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable except where Clause (i) and (j) apply; and</p> <p>(h) the need for a precautionary approach to be adopted when assessing and managing the potential for adverse effects on indigenous ecosystems and habitats, where;</p> <p>i. the effects on indigenous biodiversity are uncertain, unknown, or little understood; and</p> <p>ii. those effects could cause significant or irreversible damage to indigenous biodiversity; and</p> <p>(i) the provisions to protect significant biodiversity values in Policy 24B, and Policy 24C and the principles for biodiversity offsetting and biodiversity compensation in Policy 24A, except that Policy 24A and Policy 24B do not apply to REG activities and ET activities; and</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<ul style="list-style-type: none"> <li data-bbox="379 215 687 405">(j) the provisions to manage the adverse effects of REG activities and ET activities on significant biodiversity values in Policy 24D; and <li data-bbox="379 412 687 714">(k) protecting indigenous biodiversity values of significance to mana whenua / tangata whenua, including those associated with a significant site for mana whenua / tangata whenua identified in a regional or district plan; and <li data-bbox="379 721 687 911">(l) enabling established activities affecting significant biodiversity values in the terrestrial environment to continue, where the effects of the activities: <ul style="list-style-type: none"> <li data-bbox="379 918 687 996">i. are no greater in intensity, scale and character; and <li data-bbox="379 1003 687 1193">ii. do not result in loss of extent, or degradation of ecological integrity, of any significant biodiversity values; and <li data-bbox="379 1200 687 1424">(m) ensuring that the adverse effects of plantation forestry activities on significant indigenous biodiversity values in the terrestrial environment are managed in a way that: <ul style="list-style-type: none"> <li data-bbox="379 1431 687 1677">i. maintains significant indigenous biodiversity values as far as practicable, while enabling plantation forestry activities to continue; and <li data-bbox="379 1684 687 2085">ii. where significant biodiversity values are within an existing plantation forest, maintains the long-term populations of any Threatened or At Risk (declining) species present in the area over the course of consecutive rotations of production. 		

Provision	PC 1?	Description	Y/N/P	Assessment
Policy IE.2	PC1	<p>Giving effect to mana whenua / tangata whenua roles and values when managing indigenous biodiversity – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan for subdivision, use or development that may impact on indigenous biodiversity, recognise and provide for mana whenua / tangata whenua values and relationships associated with indigenous biodiversity, including by, but not restricted to:</p> <ul style="list-style-type: none"> (a) giving effect to the decision-making principles for indigenous biodiversity and, once they are established, the local expressions of the decision-making principles for indigenous biodiversity developed through Method IE.1; and (b) enabling mana whenua / tangata whenua to exercise their roles as kaitiaki; and (c) incorporating the use of mātauranga Māori in the management and monitoring of indigenous biodiversity; and (d) supporting mana whenua / tangata whenua to access and exercise sustainable customary use of 	Y	<p>Mana whenua values have been considered through the consultation undertaken in preparing the application, and are recorded through the Ātiawa CIA. Conditions of consent address ongoing mana whenua input into the ecological aspects of the proposal. This approach supports mana whenua involvement in the proposal and the outcome of the policy.</p>
Policy IE.2A	PC1	<p>Maintaining indigenous biodiversity in the terrestrial environment – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan or regional plan, indigenous biodiversity in the terrestrial environment that does not have significant indigenous biodiversity values as identified under Policy 23 and is not on Māori land, shall be maintained by:</p> <ul style="list-style-type: none"> (a) avoiding, remedying or mitigating the adverse effects of REG activities and ET activities to the extent practicable; and (b) managing any significant adverse effects on indigenous biodiversity from any other proposed activity by applying the effects 	Y	<p>Based on the EEA, the proposal is consistent with matter (b) and (c) which are the matters relevant to this application.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		management hierarchy; and (c) managing all other adverse effects on indigenous biodiversity to achieve at least no overall loss in indigenous biodiversity within the Wellington Region or district as applicable.		
Objective 18	No	The region's special amenity landscapes are identified and those landscape values that contribute to amenity and the quality of the environment are maintained or enhanced.	Y	The dune formation is identified as a Special Amenity Landscape in the District Plan. The LVEA concludes its values are not significantly impacted. Dune restoration and open space protection, along with building controls, will maintain and enhance landscape values.
Objective 19	PC1	The risks to people, communities, business, property, and infrastructure from natural hazards and the effects of climate change are avoided or minimised.	Y	Flood risk is avoided by raising all developable areas above the 1% AEP flood level with 2130 climate change allowance. Geotechnical risks and ground shaking risks are low and managed through conditions. The site is not identified as being subject to coastal hazards.
Objective 20	PC1	Natural hazard mitigation measures and climate change adaptation activities minimise the risks from natural hazards, and impacts on, Te Mana o te Wai, taonga species, sites of significance to mana whenua / tangata whenua, natural processes, indigenous ecosystems and biodiversity.	Y	The flood management approach (site raising rather than hard engineering) minimises impacts on natural processes, wetlands and mana whenua values. The SMP and stormwater design support natural processes.
Objective 21	PC1	The resilience of our communities, infrastructure and the natural environment to natural hazards is improved, including to the short, medium, and long-term effects of climate change and sea level rise, and people are better prepared for the consequences of natural hazard events.	Y	The proposal enhances community and environmental resilience through flood management, a stormwater design that accounts for climate change and the use of nature based solutions for stormwater purposes.
Policy 51	PC1	Avoiding or minimising the risks and consequences of natural hazards – consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review to a district or regional plan, the risk and consequences of natural hazards on people, communities, their property and infrastructure shall be avoided or minimised, and/or in determining whether an activity is inappropriate particular regard shall be given to: (a) the likelihood and consequences of the range of natural hazards that may adversely affect the subdivision, use or development,	Y	The Flood Hazard Assessment and Geotechnical Assessment address all criteria. Flood risk eliminated by site raising, without expanding flooding risk on adjoining properties. Rather the proposal has a significant positive effect on reducing flood extent on upstream properties. Habitable floor levels are raised above the 1% AEP.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>including those that may be exacerbated by climate change and sea level rise; and</p> <p>(b) whether the location of the subdivision, use or development will foreseeably require hazard mitigation works in the future; and</p> <p>(c) the potential for injury or loss of life, social and economic disruption and civil defence emergency management implications – such as access routes to and from the site; and</p> <p>(d) whether the subdivision, use or development causes any change in the risks and consequences from natural hazards in areas beyond the application site; and</p> <p>(e) minimising effects of the subdivision, use or development on any natural features that may act as a buffer to reduce the impacts from natural hazards; and</p> <p>(f) avoiding subdivision, use or development and hazard sensitive activities where the hazards and risks are assessed as high, unless there is a functional or operational need to be located in these areas; and</p> <p>(g) appropriate hazard risk management and/or adaptation measures for subdivision, use or development in areas where the hazards and risks are assessed as low to moderate, including an assessment of residual risk; and</p> <p>(h) the allowance for floodwater conveyancing in identified overland flow paths and stream corridors; and</p> <p>(i) the need to locate floor levels of habitable buildings and buildings used as places of employment above the 1% annual exceedance probability (1:100 year)</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>flood level, in identified flood hazard areas; and</p> <p>(j) whether Te Ao Māori or mātauranga Māori provides a broader understanding of the hazards and risk management options.</p>		
Policy 52	PC1	<p>Avoiding or minimising adverse effects of hazard mitigation measures – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, for hazard mitigation measures, particular regard shall be given to:</p> <p>(a) whether nature-based solutions, Mātauranga Māori, soft engineering options provide a more appropriate solution; and</p> <p>(b) avoiding hard engineering methods unless it is necessary to protect existing development, regionally significant infrastructure or property from unacceptable risk and the works form part of a hazard risk management strategy that represents the best practicable option for the future; and</p> <p>(c) the long-term viability of maintaining a hard engineering approach with particular regard to changing risks from natural hazards over time due to climate change; and</p> <p>(d) adverse effects on Te Mana o te Wai, mahinga kai, taonga species, natural processes, and the indigenous ecosystems and biodiversity; and</p> <p>(e) sites of significance to mana whenua / tangata whenua, including those identified in a planning document recognised by an iwi authority and lodged with a local authority or scheduled in a district or regional plan; and</p> <p>(f) any change in natural hazard risk to nearby areas as a result of</p>	Y	<p>Site raising rather than hard engineering is the primary approach to flood hazard management. Nature-based solutions are integral to stormwater management. Adverse effects on Te Mana o te Wai and mahinga kai are minimised, thereby achieving consistency with Policy 52.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>changes to natural processes from the hazard mitigation works; and</p> <p>(g) the cumulative effects of isolated hard engineering works; and</p> <p>(h) any residual risk remaining after mitigation works are in place, so that they minimise or do not increase the risks from natural hazards.</p>		
Objective 22	PC1	<p>A compact, well-designed, climate-resilient, accessible, and environmentally responsive regional form with well-functioning urban areas and rural areas, where:</p> <p>(a) there is sufficient development capacity to meet the needs of current and future generations, improve housing affordability and quality, and provide access to a diversity of housing typologies within neighbourhoods which enable choice; and</p> <p>(b) Māori are able to express their culture and traditions, and the relationship of mana whenua / tangata whenua with their culture, ancestral land, water, sites, wāhi tapu and other taonga is provided for; and</p> <p>(c) Te Mana o te Wai is given effect to; and</p> <p>(d) intensification occurs within existing urban zones in appropriate places where it is environmentally responsive; and</p> <p>(e) subdivision, use and development is located, designed, and constructed in a way that is climate-resilient and contributes to reducing greenhouse gas emissions; and</p> <p>(f) built environments, including integrated transport infrastructure, meet the health and wellbeing needs of all people, with multi-modal access including active transport, between</p>	Y	<p>The proposal contributes approximately ~1,200 dwellings of well-designed greenfield capacity integrated with existing infrastructure to the Kāpiti district, and region. It assists in meeting a short term greenfield shortage in the district and will have positive affordability effects. A range of lot sizes and development typologies are provided for, alongside a local commercial centre.</p> <p>Climate change resilience is embedded in the natural hazard and infrastructure design, and the biophysical characteristics of and values of the site are recognised and enhanced.</p> <p>The site is provided with multi-modal transport options and is well located to the existing Waikanae centre. The site can be readily serviced by subdivision infrastructure. Reverse sensitivity effects are avoided.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>housing, jobs, community services, centres, green space, and open space; and</p> <p>(g) the biophysical characteristics, location, recognised values, capability and limitations of land inform its use and development; and</p> <p>(h) the productive capacity of rural land is retained; and</p> <p>(i) existing urban-zoned land, and infrastructure capacity is used effectively and efficiently; and</p> <p>(j) new or upgraded infrastructure is integrated and sequenced with development; and</p> <p>(k) development densities are sufficient to support the provision and ongoing maintenance of infrastructure; and</p> <p>(l) a variety of residential, commercial, mixed use and industrial development in appropriate locations is provided which contributes to viable and vibrant centres at a range of scales, and industrial-based employment locations; and</p> <p>(m) the safe and efficient operation of regionally significant infrastructure is protected from potential reverse sensitivity effects.</p>		
Objective 22A	PC1	To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.	Y	The proposal significantly contributes to Kāpiti district and regional housing capacity, assisting KCDC to meet the housing bottom lines established under the NPS-UD, in particular for greenfield housing capacity.
Policy UD.2	PC1	<p>Enable Māori to express their culture and traditions – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a change of a district plan for subdivision, use or development, enable Māori to</p>	Y	Cultural expression is enabled through ecological restoration aligned with iwi values. Conditions for iwi input into road naming and streetscape planting among other matters, and maintain the potential for cultural narratives in design, achieve consistency with the policy.

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>express their culture and traditions in land use and development by, as a minimum:</p> <ul style="list-style-type: none"> (a) providing for mana whenua / tangata whenua to express their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga; and (b) recognising taonga and sites and areas of significance, awa and moana and important places where mana whenua / tangata whenua practice Mātauranga Māori, including marae and urupā. 		
Policy 55	PC1	<p>Managing greenfield development to contribute to well-functioning urban areas and rural areas – consideration</p> <p>An application for a resource consent, notice of requirement, or a change, variation or review of a district plan for urban development beyond the region's existing urban zones, will contribute to achieving a compact, well-designed, climate-resilient, accessible and environmentally responsive regional form if:</p> <ul style="list-style-type: none"> (a) the location, design and layout of the urban development: <ul style="list-style-type: none"> 1. contributes to well-functioning urban areas, as articulated in Policy UD.5; and 2. is well-connected to the existing urban area, which means it: <ul style="list-style-type: none"> i. is adjacent to existing urban zones with access to employment and amenities, and either, ii. is along existing or planned transport corridors that provide for multi-modal transport options, including public transport, or iii. supports the efficient and effective 	Y	<p>The proposal is well-connected to the existing Waikanae urban area and is adjacent to the existing Peka Peka urban area. The application document, and supporting assessments, conclude that the proposal will achieve a well-functioning urban environment. The proposal is well located to provide for multi-modal transport connections and integrated with planned KCDC infrastructure investment.</p> <p>Densities are concentrated near the local centre and a range of typologies are provided for.</p> <p>RPS-required values are addressed comprehensively. The proposal achieves a strong alignment with the FDS, as detailed in the application document, including with the FDS's recognition that other developments may be appropriate according to local needs outside of stated priorities.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>delivery of planned new or upgraded transport infrastructure including for public transport; and</p> <p>3. concentrates building heights and densities to:</p> <ul style="list-style-type: none"> i. maximise access to, and efficient use of, existing infrastructure, ii. use land to be zoned urban efficiently, iii. support viable and vibrant neighbourhood, local, town, metropolitan and city centres, and iv. support reductions in greenhouse gas emissions by use of low and zero-carbon emission transport modes, including efficient provision of public transport services; and <p>4. applies specific management or protection for values or resources required by this Regional Policy Statement, including:</p> <ul style="list-style-type: none"> i. managing subdivision, use and development in accordance with the risk from natural hazards as required by Policy 29, ii. protecting indigenous ecosystems and habitats with significant indigenous biodiversity values as identified by Policy 23, iii. protecting outstanding natural features and landscape values 		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>as identified by Policy 25,</p> <p>iv. protecting historic heritage values as identified by Policy 22,</p> <p>v. giving effect to Te Mana o te Wai consistent with Policy 42,</p> <p>vi. providing for climate resilience and supporting a low and zero-carbon multi-modal transport network consistent with Policies CC.1, CC.4, CC.4A, CC.9, CC.14 and CC.14A,</p> <p>vii. providing for mana whenua / tangata whenua values, including their relationship with their culture, ancestral lands, water, sites, wāhi tapu and other taonga,</p> <p>viii. protecting Regionally Significant Infrastructure from incompatible or inappropriate adjacent land uses, consistent with Policy 8,</p> <p>ix. protecting significant mineral resources from incompatible or inappropriate adjacent land uses, consistent with Policy 60, and</p> <p>x. managing effects on natural character in the coastal environment, consistent with Policy 36; and</p> <p>(b) it has regard to the Future Development Strategy that describes where and how future urban development will occur; and</p> <p>(c) a structure plan has been prepared to a level of detail commensurate to the scale of the urban development, in partnership with mana whenua / tangata whenua where</p>		

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>undertaken by a local authority; and</p> <p>(d) for a plan change, it would add significantly to development capacity in accordance with Policy UD.3.</p>		
Policy UD.5	PC1	<p>Contributing to well-functioning urban areas – consideration</p> <p>When considering an application for a resource consent, a notice of requirement, or a change, variation or review of a district plan for urban development, including housing and supporting infrastructure, seek to achieve well-functioning urban areas by:</p> <p>(a) providing for the characteristics of well-functioning urban environments, in a way that uses land efficiently; and</p> <p>(b) where providing housing, seeks to improve housing affordability, quality and choice and provide a diversity of typologies; and</p> <p>(c) providing for safe multi-modal access between housing, employment, services, amenities, green space, and local centres, preferably within walkable catchments and using low and zero-carbon emission transport modes; and</p> <p>(d) providing for and protecting mana whenua / tangata whenua values, sites of significance to mana whenua / tangata whenua, and their relationship to their culture, ancestral lands, water, sites, wāhi tapu and other taonga; and</p> <p>(e) avoiding or mitigating potential adverse effects, including cumulative effects, of urban development on the natural environment, Policy 42; and</p> <p>(f) coordinating development with infrastructure while prioritising, where possible, the effective and efficient use of</p>	Y	<p>All Policy UD.5 criteria are met. The proposal is assessed as achieving a well-functioning urban environment that represents an efficient use of land; the proposal will improve housing affordability outcomes and provides for a range of densities and typologies; multi-modal transport connections are provided for and integrated; mana whenua values provided for; environmental effects are comprehensively managed; infrastructure provision is co-ordinated and reverse sensitivity effects are managed.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		<p>existing infrastructure; and</p> <p>(g) protecting the operation and safety of regionally significant infrastructure from potential reverse sensitivity effects.</p>		
Policy 56	PC1	<p>Managing development in rural areas – consideration</p> <p>When considering an application for a resource consent or a change, variation or review of a district plan for subdivision, use and development in rural areas, seek to manage adverse effects on rural areas by considering whether the proposal:</p> <p>(a) retains the productive capacity of the rural area, including cumulative impacts that would reduce the potential for food and other primary production; and</p> <p>(b) minimises the potential for reverse sensitivity issues, including on existing production activities, and extraction and distribution of aggregate minerals operations; and</p> <p>(c) retains or enhances the amenity, cultural and open space values in rural areas between and around settlements; and</p> <p>(d) provides for mana whenua / tangata whenua values, including the relationship with their traditions, ancestral lands, water, sites, wāhi tapu and other taonga; and</p> <p>(e) supports reductions in greenhouse gas emissions through appropriate location, design and density of development; and</p> <p>(f) is climate-resilient; and</p> <p>(g) gives effect to Te Mana o Te Wai; and</p> <p>(h) for urban development, is consistent with Policy 55; and</p> <p>(i) for other development:</p> <p>i. has regard to the Future Development Strategy, or</p>	P	<p>The site is zoned rural. While the proposal removes land from primary production, the AgFirst Assessment concludes productive capacity is severely constrained and loss is not material to the district. Rural amenity values are affected but mitigated through dune ridge retention, ecological restoration and specific boundary controls and treatments. For urban development, consistency with Policy 55 is addressed above. Partial consistency is achieved in the context of the urban development nature of the proposal.</p>

Provision	PC 1?	Description	Y/N/P	Assessment
		ii. where inconsistent with the Future Development Strategy would increase pressure for public services and infrastructure beyond existing infrastructure capacity.		
Policy 57	PC1	Integrating land use and transportation – consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, seek to achieve integrated land use and transport within the Wellington Region by: <ul style="list-style-type: none"> (a) locating development in areas near centres and well-served by existing or planned public transport, to minimise private vehicle travel and trip length and maximise mode shift to public transport or active modes; and (b) supporting connectivity with, and accessibility to public services or amenities, key centres of employment activity or retail activity via public and active transport networks; and (c) supporting a safe, reliable, equitable, inclusive and efficient transport network including through connections with the wider transport network; and (d) providing safe and accessible multi-modal transport networks along connected routes that are designed for public and active transport, while recognising that the delivery of public transport services may not always be efficient or practical; and (e) supporting and enabling the rapid transport network and the growth corridors in the Wellington Region, including: <ul style="list-style-type: none"> i. Western Growth Corridor – Tawa to Levin; 	Y	For the reasons outlined in the preceding sections, consistency with Policy 57 is achieved. Notably the site is well located to the Waikanae centre, is connected for multi-modal access and is proximate to existing rail services, and is future proofed for direct public transport services.

Provision	PC 1?	Description	Y/N/P	Assessment
		<ul style="list-style-type: none"> ii. Eastern Growth Corridor – Hutt to Masterton; iii. Let's Get Wellington Moving Growth Corridor; and (f) minimising the potential for reverse sensitivity effects on the safe and efficient operation of transport corridors. 		
Policy 58	PC1	<p>Co-ordinating land use with development and operation of infrastructure – consideration</p> <p>When considering an application for a resource consent, notice of requirement, or a plan change, variation or review of a district plan, seek to achieve development that is integrated with infrastructure, in a way that:</p> <ul style="list-style-type: none"> • makes effective, efficient and safe use of existing infrastructure capacity; and • makes provision for the development, funding, implementation and operation of infrastructure serving the area in question; and • all infrastructure required to serve new development is available or is able to be delivered in a timeframe appropriate to service the development, and this may require timing or staging development accordingly. 	Y	Infrastructure will be co-ordinated through the Development Agreement with KCDC and by leveraging from planned KCDC investment. Staging ensures infrastructure is available at the time of development. Works are consistent with KCDC's Infrastructure Strategy and Long Term Plan.
Objective 24	No	The principles of the Treaty of Waitangi are taken into account in a systematic way when resource management decisions are made.	Y	Treaty principles are reflected throughout the application — in iwi consultation, the Ātiawa CIA, cultural conditions and the management approach to freshwater and biodiversity.
Objective 25	No	The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.	Y	Kaitiakitanga is integrated through the Kaitiaki Monitoring Strategy secured by proposed conditions, iwi involvement in restoration and construction monitoring, and conditions providing for tikanga-appropriate earthworks management.
Objective 26	No	Mauri is sustained, particularly in relation to coastal and fresh waters.	Y	The mauri of coastal and fresh waters is sustained and enhanced through wetland creation, stream re-naturalisation, restoration planting and the comprehensive stormwater treatment approach.
Objective 27	No	Mahinga kai and natural resources used for customary purposes, are maintained and enhanced, and these resources are healthy and accessible to tangata whenua.	Y	The proposal enhances freshwater habitats for mahinga kai through wetland creation and stream improvement. Customary access to the site for mahinga kai and rongoā species is not excluded and open to direct agreement with the applicant.
Objective 28	No	The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.	Y	Proposed conditions address cultural relationship with the site, including provisions for cultural landscape recognition, accidental discovery protocol, construction and earthworks

Provision	PC 1?	Description	Y/N/P	Assessment
				monitoring, iwi input into road naming, and opportunity for cultural narratives to be incorporated into the design.
Policy 48	No	Principles of the Treaty of Waitangi – consideration When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to: (a) the principles of the Treaty of Waitangi; and (b) Waitangi Tribunal reports and settlement decisions relating to the Wellington region.	Y	The sole treaty settlement applicable to the area has no bearing on the application site or proposal. Principles of the Treaty of Waitangi have been considered through consultation and in the CIA prepared by Te Ātiawa.
Objective 29	No	Land management practices do not accelerate soil erosion.	Y	The ESCP requires best-practice earthworks management to minimise soil erosion. Staging minimises areas of exposed ground at any one time. Progressive planting and stabilisation are required.
Objective 30	No	Soils maintain those desirable physical, chemical and biological characteristics that enable them to retain their ecosystem function and range of uses.	Y	Earthworks management, peat material handling protocols and progressive stabilisation protect soil health. Ecological restoration areas will develop healthy soil biology over time.
Policy 41	PC1	When considering an application for a resource consent, notice of requirement, or a change, variation or review of a regional or district plan, particular regard shall be given to controlling earthworks and vegetation disturbance to minimise: (a) erosion; and (b) silt and sediment runoff into water, or onto or into land that may enter water, so that healthy aquatic ecosystems are sustained.	Y	The ESCP details comprehensive earthworks management through staging, soil-type-targeted controls, silt fencing, super silt fencing at wetland margins, bund system and progressive stabilisation. Proposed conditions secure these measures.
Policy 59	No	When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district plan, particular regard shall be given to safeguarding productive capability on Class I and II land.	Y	No Class I or Class II land is identified on the application site. LUC mapping confirms LUC 3 and LUC 6 only. Not directly applicable but noted for completeness.

2.2 Greater Wellington Natural Resources Plan (NRP)

Provision	Description	Y/N/P	Assessment
Objective O1	Air, land, fresh water bodies and the coastal marine area are managed as integrated and connected resources; ki uta ki tai – mountains to the sea.	Y	The integrated approach across the application gives effect to ki uta ki tai. The life-supporting capacity of the site's ecosystems is safeguarded through the ecological restoration programme. Mauri is sustained and enhanced.
Objective O2	The importance and contribution of air, land, water and ecosystems to the social, economic and cultural	Y	Per Objective O1.

Provision	Description	Y/N/P	Assessment
	well-being and health of people and the community are recognised in the management of those resources.		
Objective O3	Mauri particularly the mauri of fresh and coastal waters is sustained and, where it has been depleted, natural resources and processes are enhanced to replenish mauri.	Y	Per Objective O1.
Objective O4	The intrinsic values of fresh water and marine ecosystems are recognised and the life supporting capacity of air, water, soil and ecosystems is safeguarded.	Y	Per Objective O1.
Policy P1	<p>Ki uta ki tai and integrated catchment management</p> <p>Air, land, fresh water bodies and the coastal marine area will be managed recognising ki uta ki tai by using the principles of integrated catchment management. These principles include:</p> <ul style="list-style-type: none"> (a) decision-making using the catchment as the spatial unit, and (b) applying an adaptive management approach to take into account the dynamic nature and processes of catchments, and (c) coordinated management, with decisions based on best available information and improvements in technology and science, and (d) taking into account the connected nature of resources and natural processes within a catchment, and (e) recognising links between environmental, social, cultural and economic sustainability of the catchment. 	Y	A catchment-based, adaptive management approach is adopted throughout the SMP, EEA and supporting plans. A precautionary approach is adopted where ecological effects are uncertain.
Policy P3	<p>Precautionary approach</p> <p>Use and development shall be managed with a precautionary approach where there is limited information regarding the effects and any adverse effects are potentially significant.</p>	Y	A precautionary approach is integrated into technical assessments and management approaches.
Objective O5	<p>Sufficient fresh water of a suitable quality is available, for:</p> <ul style="list-style-type: none"> (a) the health needs of people, and (b) the reasonable needs of livestock. 	Y	Water supply will be from the KCDC reticulated network. Recreational and ecological values of waterways will be enhanced through stream improvement and public access to ecological areas.

Provision	Description	Y/N/P	Assessment
Objective O7	The recreational values of the coastal marine area, rivers and lakes and their margins and natural wetlands are maintained and where appropriate for recreational purposes, is enhanced.	Y	Recreational and ecological values of waterways will be enhanced through stream improvement and public access to ecological areas.
Objective O8	Public access to and along the coastal marine area and rivers and lakes is maintained and enhanced, other than in exceptional circumstances, in which case alternative access is provided where practicable.	Y	Recreational and ecological values of waterways will be enhanced through stream improvement and public access to ecological areas.
Policy P6	<p>Uses of land and water</p> <p>The cultural, social and economic benefits of using land and water for:</p> <ul style="list-style-type: none"> (a) treatment, dilution and disposal of wastewater and stormwater, and (b) industrial processes and commercial uses associated with the potable water supply network, and (c) community and domestic water supply, and (d) food production and harvesting (including aquaculture), and (e) gravel extraction from rivers for flood protection and control purposes, and (f) irrigation and stock water, and (g) firefighting (emergency or training purposes), and (h) contact recreation and Māori customary use, and (i) transportation, including along, across, and access to, water bodies, and (j) enabling urban development where it maintains the quality of the natural environment, and (k) waste management facilities. <p>shall be recognised.</p>	Y	The urban development of the site aligns with the policy, specifically matters (a) and (j).
Policy P7	<p>Beneficial activities</p> <p>The following activities are recognised as beneficial and generally appropriate:</p> <ul style="list-style-type: none"> (a) activities for the purpose of restoring natural character, aquatic ecosystem health, mahinga kai, outstanding water bodies, sites with significant mana whenua values, and sites with 	Y	The varied beneficial aspects of the proposal are consistent with the policy.

Provision	Description	Y/N/P	Assessment
	<p>significant indigenous biodiversity values, and</p> <ul style="list-style-type: none"> (b) activities that restore natural features such as beaches, dunes or wetlands that can buffer development from natural hazards, and (c) day-lighting of piped streams, and (d) removal of aquatic weeds, and pest plants and animal pests, and (e) the establishment of river crossings (culverts and bridges) or fences and fence structures that will result in the exclusion of regular livestock access from a water body, and (f) the retirement, fencing and planting and management of riparian margins, and (g) the retirement of erosion prone land from livestock access, and (h) maintenance, and use and upgrade of existing structures in the coastal marine area, natural wetlands and the beds of rivers and lakes (noting that Policy P33 will apply with respect to fish passage), and (i) removal of dangerous or derelict structures in the coastal marine area, natural wetlands and beds of lakes and rivers, and (j) structures necessary to provide for monitoring resource use or the state of the environment in the coastal marine area, natural wetlands and beds of lakes and rivers, and (k) activities necessary to maintain safe navigation, and (l) artworks that support and enhance public open space. 	Y	
Policy P8	<p>Public access to and along the coastal marine area and the beds of lakes and rivers</p> <p>Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers except where it is necessary to:</p> <ul style="list-style-type: none"> (a) protect the values of estuaries, sites with significant mana whenua values identified in 	Y	The proposal enhances public access in a way that achieves consistency with the policy.

Provision	Description	Y/N/P	Assessment
	<p>Schedule C (mana whenua), sites with significant historic heritage value identified in Schedule E (historic heritage) and sites with significant indigenous biodiversity value identified in Schedule F (indigenous biodiversity), or</p> <p>(b) protect public health and safety, or protect Wellington International Airport and Commercial Port Area security, or</p> <p>(c) provide for a temporary activity such as construction, a recreation or cultural event or stock movement, and where the temporary restrictions shall be for no longer than reasonably necessary before access is fully reinstated, and</p> <p>with respect to (a) and (b), where it is necessary to permanently restrict or remove existing public access, the loss of public access shall be mitigated or offset by providing enhanced public access at a similar or nearby location to the extent reasonably practicable.</p>		
Policy P9	<p>Contact recreation and Māori customary use</p> <p>Use and development shall avoid, remedy or mitigate any adverse effects on contact recreation and Māori customary use in fresh and coastal water, including by:</p> <p>(a) providing water quality and, in rivers, flows suitable for contact recreation and Māori customary use, and</p> <p>(b) managing activities to maintain or enhance contact recreation values in the beds of lakes and rivers, including by retaining existing swimming holes and maintaining access to existing contact recreation locations, and</p> <p>(c) encouraging improved access to suitable swimming and surfing locations, and</p> <p>(d) providing for the passive recreation and amenity values of fresh water bodies and the coastal marine area.</p>	Y	Matters (a) and (d) are of primary relevance and consistency is achieved.
Policy P10	Water storage	Y	Rainwater harvesting and/or greywater reuse is provided for.

Provision	Description	Y/N/P	Assessment
	Promote the development of water harvesting and recognise its benefits as a means to achieve improved efficiency in the allocation and use of water.		
Policy P15	<p>Incompatible activities adjacent to Regionally Significant Infrastructure, renewable electricity generation activities and significant mineral resources</p> <p>Regionally Significant Infrastructure, renewable energy generation activities and significant mineral resources shall be protected from incompatible use and development occurring under, over or adjacent to it, by locating and designing any use and development to avoid, remedy or mitigate any reverse sensitivity effects.</p>	Y	Reverse sensitivity on SH1 and the national grid are managed through masterplan design and conditions.
Policy P17	<p>New flood protection and erosion control</p> <p>The social, cultural, economic and environmental benefits of new catchment based flood and erosion risk management activities are recognised.</p>	Y	The proposal comprehensively responds to the outcomes sought by the policy.
Objective O12	<p>The relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are recognised and provided for, including:</p> <ul style="list-style-type: none"> (a) maintaining and improving opportunities for Māori customary use of the coastal marine area, rivers, lakes and their margins and natural wetlands, and (b) maintaining and improving the availability of mahinga kai species, in terms of quantity, quality and diversity, to support Māori customary harvest, and (c) providing for the relationship of mana whenua with Ngā Taonga Nui a Kiwa, including by maintaining or improving Ngā Taonga Nui a Kiwa so that the huanga identified in Schedule B are provided for, and (d) protecting sites with significant mana whenua values from use and development that will adversely affect their values and restoring those sites to a state where their characteristics and 	Y	For the reasons outlined in the application document, the proposal achieves consistency with the objective.

Provision	Description	Y/N/P	Assessment
	qualities sustain the identified values.		
Objective O13	Kaitiakitanga is recognised and mana whenua actively participate in planning and decision-making in relation to the use, development and protection of natural and physical resources.	Y	Consistency is achieved and kaitiakitanga is provided for through ongoing involvement through consent conditions.
Policy P18	<p>Mauri</p> <p>The mauri of fresh and coastal waters shall be recognised as being important to Māori and is sustained and enhanced, including by:</p> <p>managing the individual and cumulative adverse effects of activities that may impact on mauri in the manner set out in the rest of the Plan, and</p> <p>providing for those activities that sustain and enhance mauri, and</p> <p>recognising and providing for the role of kaitiaki in sustaining mauri.</p>	Y	Mauri of freshwater sustained and enhanced as detailed above. Kaitiaki involvement is provided for through consent conditions. Mana whenua involvement embedded in conditions and the proposed Kaitiaki Monitoring Strategy.
Policy P19	<p>Mana whenua relationships with Ngā Taonga Nui a Kiwa</p> <p>The relationships between mana whenua and Ngā Huanga o Ngā Taonga Nui a Kiwa identified in Schedule B (Ngā Taonga Nui a Kiwa) will be recognised and provided for by:</p> <ul style="list-style-type: none"> (a) having particular regard to the values and Ngā Taonga Nui a Kiwa huanga identified in Schedule B (Ngā Taonga Nui a Kiwa) when applying for, and making decisions on resource consent applications, and developing Whaitua Implementation Programmes, and (b) informing iwi authorities of relevant resource consents relating to Ngā Taonga Nui a Kiwa, and (c) recognising the relevant iwi authority/ies as an affected party under RMA s95E where activities risk having a minor or more than minor adverse effect on Ngā Huanga o Ngā Taonga Nui a Kiwa or on the significant values of a Schedule C site which is located downstream, and (d) working with mana whenua, landowners, and other interested parties as appropriate, to develop and implement restoration 	Y	Proposed works to the Ngarara Stream achieve consistency with the policy.

Provision	Description	Y/N/P	Assessment
	<p>initiatives within Ngā Taonga Nui a Kiwa, and (e) the Wellington Regional Council and iwi authorities implementing kaupapa Māori monitoring of Ngā Taonga Nui a Kiwa.</p>		
Policy P20	<p>Māori values The cultural relationship of Māori with air, land and water shall be recognised and the adverse effects on this relationship and their values shall be minimised.</p>	Y	The proposal and application recognises and addresses Māori values.
Policy P21	<p>Exercise of kaitiakitanga Kaitiakitanga shall be recognised and provided for by involving mana whenua in the assessment and decision-making processes associated with use and development of natural and physical resources including; managing activities in sites with significant mana whenua values listed in Schedule C (mana whenua) in accordance with tikanga and Kaupapa Māori as exercised by mana whenua, and the identification and inclusion of mana whenua attributes and values in the kaitiaki information and monitoring strategy in accordance with Method M2, and identification of mana whenua values and attributes and their application through tikanga and kaupapa Māori in the maintenance and enhancement of mana whenua relationships with Ngā Taonga Nui a Kiwa.</p>	Y	(As above.)
Policy P22	<p>Statutory acknowledgements Wellington Regional Council will: (a) include any relevant statutory acknowledgments in Schedule D (statutory acknowledgements) for public information, and (b) have regard to any relevant statutory acknowledgment in Schedule D (statutory acknowledgements) when processing resource consent applications.</p>	Y	There are no statutory acknowledgments relevant to the proposal.
Objective O14	<p>The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.</p>	Y	Natural character is preserved through avoidance of key ecological features and the restoration of degraded areas. The proposal does not give rise to inappropriate use and development.

Provision	Description	Y/N/P	Assessment
Policy P23	<p>Identification of outstanding/high natural character and outstanding natural features and landscapes</p> <ul style="list-style-type: none"> (a) Identify in the Plan areas of outstanding and high natural character in the coastal environment (including the coastal marine area) and in wetlands, rivers, lakes and their margins. (b) Identify in the Plan outstanding natural features and landscapes within the coastal environment (including the coastal marine area) and in wetlands, rivers, lakes and their margins. (c) Until areas of high and outstanding natural character and outstanding natural features and landscapes in the coastal environment are mapped in this Plan, as assessment may be required as to whether an activity is within: <ul style="list-style-type: none"> i. An area of high or outstanding natural character ii. An outstanding natural feature or landscape. <p>The need for such an assessment will depend on the level or scale of potential effects and the sensitivity of the receiving environment and shall take into account Policies 3 and 24 of the Regional Policy Statement. Any assessment shall be commensurate with the scale and significance of the effects that the use or development may have on the environment.</p>	Y	The site is not subject to areas of outstanding or high natural character, natural features or landscapes.
Policy P24	<p>Preserving and protecting natural character from inappropriate use and development</p> <p>To preserve natural character and protect it from inappropriate use and development by:</p> <ul style="list-style-type: none"> (a) avoiding adverse effects of activities on the natural character of areas within the coastal environment that have outstanding natural character, and (b) avoiding significant adverse effects and avoid remedy and mitigate other adverse effects of activities on the natural character of areas within the coastal environment that do not have 	Y	For the reasons outlined in the LVEA, consistency with the policy is achieved.

Provision	Description	Y/N/P	Assessment
	<p>outstanding natural character, and</p> <p>(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and</p> <p>(d) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and</p> <p>(e) outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.</p>		
Objective O15	The hazard risk and residual hazard risk, from natural hazards and adverse effects of climate change, on people, the community, the environment and infrastructure are acceptable.	Y	Hazard risk has been comprehensively addressed by the site design to ensure any hazard risk is appropriately managed.
Objective O16	Inappropriate use and development in high hazard areas is avoided.	Y	The site is not subject to high hazard risk.
Policy P25	<p>High hazard areas</p> <p>Use and development, including hazard mitigation methods, in on or over high hazard areas shall be managed to ensure that:</p> <p>(a) they have a functional need or operational requirement or there is no practicable alternative to be so located, and</p> <p>(b) an overall increase in risk of social, environmental and economic harm is avoided, and</p>	Y	The site is not within a high hazard area and hazard risk is appropriately managed.

Provision	Description	Y/N/P	Assessment
	<p>(c) the hazard risk and/or residual hazard risk to the development, assessed using a risk-based approach, is acceptable or as low as reasonably practicable, recognising that in some instances an increase in risk to the development may be appropriate, and</p> <p>(d) the development does not cause or exacerbate hazard risk in other areas, and unless effects are avoided, remedied or mitigated in accordance with a hazard risk management strategy, and</p> <p>(e) adverse effects on natural processes (coastal, riverine and lake processes) are avoided, remedied, or mitigated, and</p> <p>(f) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change and sea level rise over at least the next 100 years, are taken into account.</p>		
<p>Policy P26</p>	<p>Diversion of flood waters in a floodplain</p> <p>The diversion of flood waters from any river or lake resulting from earthworks or the erection, placement or extension of a structure within stopbanks or through the creation of new stopbanks shall be managed to ensure:</p> <p>(a) any increase in hazard risk or residual hazard risk in other areas as a result of the diversion is avoided or mitigated, and</p> <p>(b) any adverse effects on natural processes are avoided, remedied, or mitigated, and</p> <p>(c) natural cycles of erosion and accretion and the potential for natural features to fluctuate in position over time, including movements due to climate change over at least the next 100 years, are taken into account.</p>	<p>Y</p>	<p>The proposed earthworks and flood control approach improves hazard risk on upstream properties and does not impact on the extent of risk elsewhere. The proposed approach has been thoroughly considered and tested and is appropriate.</p>

Provision	Description	Y/N/P	Assessment
Policy P27	<p>Hazard mitigation measures</p> <p>Hard hazard engineering mitigation and protection methods shall be discouraged except where it is necessary to protect:</p> <ul style="list-style-type: none"> (a) existing, or upgrades to, infrastructure including Regionally Significant Infrastructure, or (b) new Regionally Significant Infrastructure, or (c) significant existing development, and <p>in respect of (a), (b) and (c):</p> <ul style="list-style-type: none"> (d) there is no reasonable or practicable alternatives to mitigate hazard risk and residual hazard risk, and (e) the mitigation and protection methods are suitably located and designed, and where appropriate certified by a qualified, professional engineer, and (f) the use of soft engineering options are incorporated and used, where appropriate, <p>and either:</p> <ul style="list-style-type: none"> (g) any adverse effects are no more than minor, or (h) where the environmental effects are more than minor the works form part of a hazard risk management strategy. 	Y	<p>Hard hazard engineering mitigation methods are not proposed. The proposal raises the developable areas of the site while maintaining flood storage capacity.</p>
Policy P28	<p>Effects of climate change</p> <p>Particular regard shall be given to the potential for climate change</p> <ul style="list-style-type: none"> (a) to threaten biodiversity, aquatic ecosystem health and mahinga kai, or (b) to cause or exacerbate natural hazard events over at least the next 100 years that could adversely affect use and development <p>including as a result of:</p> <ul style="list-style-type: none"> (c) coastal erosion and inundation (storm surge), and (d) river and lake flooding and erosion, aggradation, decreased minimum flows, and (e) stormwater ponding and impeded drainage, and (f) relative sea level rise, using reliable scientific data for the Wellington region. 	Y	<p>Climate change has been accounted for in the flooding assessment and stormwater design for the proposal.</p>

Provision	Description	Y/N/P	Assessment
Policy P29	Natural buffers Provide for the restoration or enhancement of natural features such as beaches, dunes or wetlands that buffer development from natural hazards and ensure the adverse effects of use and development on them are avoided, remedied, or mitigated.	Y	Natural buffers are integrated into the proposal.
Objective O17	The quality of groundwater, water in surface water bodies, and the coastal marine area is maintained or improved.	Y	Stormwater treatment maintains and improves water quality. Best-practice bioretention applied. Water quality in Ngarara Stream will be improved through re-naturalisation.
Objective O18	Rivers, lakes, natural wetlands and coastal water are suitable for contact recreation and Māori customary use, including by: <ul style="list-style-type: none"> (a) maintaining water quality, or (b) improving water quality in: <ul style="list-style-type: none"> i. significant contact recreation fresh water bodies and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified in Schedule B to meet, as a minimum and within reasonable timeframes, the primary contact recreation objectives in Table 3.1, and ii. coastal water and sites with significant mana whenua values identified in Schedule C and Ngā Taonga Nui a Kiwa identified in Schedule B to meet, as a minimum and iii. all other rivers and lakes and natural wetlands to meet, as a minimum and within reasonable timeframes, the secondary contact recreation objectives in Table 3.2. 	Y	The proposal will result in water quality improvements that will contribute to the objective.
Objective O19	Biodiversity, aquatic ecosystem health and mahinga kai in fresh water bodies and the coastal marine area are safeguarded such that: <ul style="list-style-type: none"> (a) water quality, flows, water levels and aquatic and coastal habitats are managed to maintain biodiversity aquatic ecosystem health and mahinga kai, and 	Y	Biodiversity and aquatic ecosystem health will be safeguarded through the effects management approach. Riparian margins will be established along all streams and around all wetlands..

Provision	Description	Y/N/P	Assessment
	<p>(b) where an objective in Tables 3.4, 3.5, 3.6, 3.7 or 3.8 is not met, a fresh water body or coastal marine area is meaningfully improved so that the objective is met within a reasonable timeframe, and</p> <p>(c) restoration of aquatic ecosystem health and mahinga kai is encouraged.</p>		
Objective O21	Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.	Y	Riparian margins will be established along all streams and around all wetlands.
Objective O22	The extent of natural wetlands is maintained or increased, their values are protected, and their condition is restored. Where the values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state as defined by Table 3.7.	Y	The proposal will result in no net loss of wetland extent and the enhancement of additional wetland extent.
Objective O23	The passage of fish and kōura 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.	Y	Fish passage requirements are provided for and secured by consent conditions.
Policy P30	<p>Biodiversity, aquatic ecosystem health and mahinga kai</p> <p>Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:</p> <p>Hydrology</p> <p>(a) maintain or where practicable restore natural flow characteristics and hydrodynamic processes and the natural pattern and range of water level fluctuations in rivers, lakes and natural wetlands, and</p> <p>Water quality</p> <p>(b) maintain or improve water quality including to assist with achieving the objectives in Tables 3.4, 3.5, 3.6, 3.7 and 3.8 of Objective O19, and</p> <p>Aquatic habitat diversity and quality</p> <p>(c) maintain or where practicable restore aquatic habitat diversity and quality, including:</p>	Y	All limbs of the policy are addressed: hydrological neutrality maintained; water quality is improved and aquatic habitat restored; critical bird habitats buffered; seasonal earthworks restrictions for at-risk birds; riparian habitats are created and a pest control programme is proposed.

Provision	Description	Y/N/P	Assessment
	<p>i. the form, frequency and pattern of pools, runs, and riffles in rivers, and</p> <p>ii. the natural form of rivers, lakes, natural wetlands and the coastal marine area, and</p> <p>(d) where practicable restore the connections between fragmented aquatic habitats, and</p> <p>Critical habitat for indigenous aquatic species and indigenous birds</p> <p>(e) maintain or where practicable restore habitats that are important to the life cycle and survival of indigenous aquatic species and the habitats of indigenous birds in the coastal marine area, natural wetlands and the beds of lakes and rivers and their margins that are used for breeding, roosting, feeding, and migration, and</p> <p>Critical life cycle periods</p> <p>(f) avoid, minimise or remedy adverse effects on aquatic species at times which will most affect the breeding, spawning, and dispersal or migration of those species, including timing the activity, or the adverse effects of the activity, to avoid times of the year when adverse effects may be more significant, and</p> <p>Riparian habitats</p> <p>(g) maintain or where practicable restore riparian habitats, and</p> <p>Pests</p> <p>(h) avoid the introduction, and restrict the spread, of aquatic pest plants and animals.</p>		
Policy P31	<p>Adverse effects on biodiversity, aquatic ecosystem health, and mahinga kai</p> <p>Adverse effects on biodiversity, aquatic ecosystem health and mahinga kai shall be managed by:</p> <p>(a) in the first instance, activities that risk causing adverse effects on the values of a Schedule F ecosystem or habitat, other than activities carried out in accordance with a wetland restoration</p>	Y	<p>The proposal will have positive effects on the values of Ngarara Stream will appropriately address adverse impacts on Peka Peka Road Swamp. The supporting EEA details the effects management approach that achieves consistency with the policy.</p>

Provision	Description	Y/N/P	Assessment
	<p>management plan, shall avoid these ecosystems and habitats. If the ecosystem or habitat cannot be avoided, the adverse effects of activities shall be managed by (b) to (g) below.</p> <ul style="list-style-type: none"> (b) avoiding adverse effects where practicable, and (c) where adverse effects cannot be avoided, minimising them where practicable, and (d) where adverse effects cannot be minimised, they are remedied, except as provided for in (a) to (g), and (e) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and (f) if biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, and (g) the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that Schedule. <p>In relation to activities within the beds of lakes, rivers and natural wetlands, (e) to (g) only apply to activities which meet the exceptions in Policy P110.</p> <p>A precautionary approach shall be used when assessing the potential for adverse effects on ecosystems and habitats with significant indigenous biodiversity values identified in Schedule F.</p>		
Policy P32	<p>Fish passage</p> <p>The construction or creation of new barriers impeding the efficient and safe passage of fish and kōura species at all their life stages shall be avoided, except where this is required for the protection of indigenous fish and kōura populations.</p>	Y	Fish passage requirements are provided for and secured by consent conditions.
Policy P33	<p>Restoring fish passage</p> <p>Remediation to provide for the efficient and safe passage of indigenous fish and kōura is promoted, and regard shall be had</p>	Y	Not applicable.

Provision	Description	Y/N/P	Assessment
	to requiring this when extending, altering or reconstructing instream structures, where this is appropriate for the management and protection of indigenous fish and kōura populations.		
Policy P34	<p>Values of wetlands</p> <p>Activities in and adjacent to natural wetlands shall be managed to maintain and, where appropriate, restore their condition and their values including:</p> <ul style="list-style-type: none"> (a) as habitat for indigenous flora and fauna, and (b) for their significance to mana whenua, and (c) for their role in the hydrological cycle including flood protection, and (d) for nutrient attenuation and sediment trapping, and (e) as a fisheries resource, and (f) for recreation, and (g) for education and scientific research. 	Y	For the reasons outlined in the EEA and summarised in the application document and above, consistency with Policy P34 is achieved.
Policy P35	<p>Restoration of wetlands</p> <p>The restoration of natural wetlands and the construction of artificial wetlands to meet the water quality, aquatic ecosystem health and mahinga kai objectives set out in Tables 3.7 and 3.8, to provide habitat for indigenous flora and fauna, to carry out the physical and ecological functions of natural wetlands, and to provide for amenity values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.</p>	Y	The proposed ecological works achieve consistency with the policy.
Objective O25	Outstanding water bodies identified in Schedule A (outstanding water bodies) and their significant values are protected and restored. Where the significant values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.	Y	Te Harakeke Swamp is fully avoided. The proposal maintains and supports the hydrological regime of the wetland.
Objective O27	Significant historic heritage and its values are protected from inappropriate modification, use and development.	Y	21 recorded archaeological sites are recorded on the site and potential effects on them are managed by consent conditions and through the archaeological authority process.
Objective O28	Ecosystems and habitats with significant indigenous biodiversity values are protected from the	Y	Significant biodiversity habitats protected through avoidance, effects management and offsetting.

Provision	Description	Y/N/P	Assessment
	adverse effects of use and development, and where appropriate restored to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.		
Policy P37	<p>Adverse effects on outstanding water bodies</p> <p>The adverse effects of use and development on outstanding water bodies and their significant values identified in Schedule A (outstanding water bodies) shall be avoided, unless there is a functional need for operation, maintenance or upgrade of existing Regionally Significant Infrastructure in which case adverse effects of activities shall be managed by:</p> <ul style="list-style-type: none"> (a) avoiding adverse effects where practicable, and (b) where adverse effects cannot be avoided, minimising them, and (c) where adverse effects cannot be minimised, they are remedied where practicable, and (d) where residual adverse effects cannot be avoided, minimised, or remedied, offsetting is provided where possible. <p>Proposals for biodiversity mitigation and biodiversity offsetting will be assessed against the principles listed in Schedule G1 (biodiversity mitigation), and Schedule G2 (biodiversity offsetting). A precautionary approach shall be Where more than minor adverse effects on outstanding water bodies cannot be avoided, minimised, remedied or redressed through biodiversity offsets, the activity is inappropriate.</p>	Y	Te Harakeke Swamp is fully avoided. The proposal maintains and supports the hydrological regime of the wetland.
Policy P38	<p>Indigenous biodiversity values within the coastal environment</p> <p>To protect the indigenous biodiversity values, use and development within the coastal environment shall:</p> <ul style="list-style-type: none"> (a) avoid adverse effects on indigenous biodiversity values that meet the criteria in Policy 11(a) of the New Zealand Coastal Policy Statement (NZCPS) namely: <ul style="list-style-type: none"> i. indigenous taxa listed as threatened or at risk in the NZ Threat classification system lists or as threatened by the International 	Y	For the reasons outlined in the assessment of the NZCPS, consistency is achieved.

Provision	Description	Y/N/P	Assessment
	<p>Union for Conservation of Nature and Natural Resources;</p> <p>ii. indigenous ecosystems and vegetation types in the coastal environment that are threatened or are naturally rare;</p> <p>iii. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</p> <p>iv. areas in the coastal environment containing nationally significant examples of indigenous community types;</p> <p>v. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</p> <p>(b) avoid significant adverse effects, on indigenous biodiversity values that meet the criteria in Policy 11(b) (i) – (vi) of the NZCPS, and</p> <p>(c) manage non-significant adverse effects of activities on indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS by:</p> <p>i. avoiding adverse effects where practicable, and</p> <p>ii. where adverse effects cannot be avoided, minimising them where practicable, and</p> <p>iii. where adverse effects cannot be minimised they are remedied where practicable, and</p> <p>iv. where residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and</p> <p>v. if biodiversity offsetting of residual adverse effects is not possible, the activity itself is avoided unless the activity is</p>		

Provision	Description	Y/N/P	Assessment
	<p>Regionally Significant Infrastructure then biodiversity compensation is provided, and</p> <p>vi. the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that schedule, and</p> <p>(d) for all other sites within the coastal environment not meeting Policy 11(a) or (b) of the NZCPS, manage significant adverse effects on indigenous biodiversity values using the effects management hierarchy set out in (b) to (g) of Policy P32.</p>		
Policy P42	<p>Ecosystems and habitats with significant indigenous biodiversity values</p> <p>Protect in accordance with Policy P31 and Policies P38-P41 and, where appropriate, restore the following ecosystems and habitats with significant indigenous biodiversity values:</p> <p>(a) the rivers and lakes with significant indigenous ecosystems identified in Schedule F1 (rivers/lakes), and</p> <p>(b) the habitats for indigenous birds identified in Schedule F2 (bird habitats), and</p> <p>(c) natural wetlands, including the natural wetlands identified in Schedule F3 (identified natural wetlands), and</p> <p>(d) the ecosystems and habitat-types with significant indigenous biodiversity values in the coastal marine area identified in Schedule F4 (coastal sites) and Schedule F5 (coastal habitats).</p>	Y	<p>The proposal will result in no net loss of wetland extent and will provide for significant wetland enhancement. The ecological values of Ngarara Stream will be improved and also not result in any net loss of extent.</p> <p>The ecological effects of the proposal will not be significant, will result in positive effects, and achieve consistency with Policy 42.</p>
Policy P43	<p>Effects on the spawning and migration of indigenous fish species</p> <p>Avoid more than minor adverse effects of activities on indigenous fish species known to be present in any water body identified in Schedule F1 (rivers/lakes) as</p>	Y	<p>The proposal avoids effects that would give rise to inconsistency with the policy.</p>

Provision	Description	Y/N/P	Assessment
	<p>habitat for indigenous fish species or Schedule F1b (inanga spawning habitats), during known spawning and migration times identified in Schedule F1a (fish spawning/migration). These activities may include the following:</p> <ul style="list-style-type: none"> (a) discharges of contaminants, including sediment, and (b) disturbance of the bed or banks that would affect spawning habitat at peak times of the year, and (c) damming, diversion or taking of water which leads to loss of flow or which makes the river impassable to migrating indigenous fish. 		
Policy P44	<p>Managing effects on ecosystems and habitats with significant indigenous biodiversity values from activities outside these ecosystems and habitats</p> <p>In order to protect the ecosystems and habitats with significant indigenous biodiversity values in accordance with Policy P42, particular regard shall be given to managing the adverse effects of use and development in areas outside of these ecosystems and habitats on physical, chemical and biological processes to:</p> <ul style="list-style-type: none"> (a) maintain ecological connections within and between these habitats, or (b) provide for the enhancement of ecological connectivity between fragmented habitats through biodiversity offsets, and (c) provide adequate buffers around ecosystems and habitats with significant indigenous biodiversity values, and (d) avoid cumulative adverse effects on, and the incremental loss of significant indigenous biodiversity values. 	Y	Based on the assessment undertaken in the EEA, consistency with the policy is achieved.
Policy P46	<p>Wetland restoration management plans</p> <p>Restoration activities that have more than minor adverse effects on ecosystems and habitats with significant indigenous biodiversity values identified in Schedule F (indigenous biodiversity) are appropriate if they are undertaken as part of a wetland restoration management plan.</p>	Y	The ERMP addresses wetland restoration requirements.

Provision	Description	Y/N/P	Assessment
Policy P47	<p>Protection and restoration of sites with significant mana whenua values</p> <p>Sites with significant mana whenua values identified in Schedule C (mana whenua) shall be protected and restored by a mix of the following regulatory and non-regulatory methods:</p> <p>managing use and development through rules in the plan, and working in partnership with key stakeholders through:</p> <p>increasing landowner and community understanding of significant values within Schedule C sites, and</p> <p>working with mana whenua, landowners, and other interested parties as appropriate, to develop and implement restoration programmes for Schedule C sites, and</p> <p>the Wellington Regional Council and iwi authorities implementing kaupapa Maori monitoring of Schedule C sites.</p>	Y	No Schedule C sites are relevant.
Policy P48	<p>Managing adverse effects on sites with significant mana whenua values</p> <p>Sites with significant mana whenua values identified in Schedule C shall be protected and restored by managing use and development in the following manner:</p> <ul style="list-style-type: none"> (a) in the first instance, avoid locating activities within sites listed in Schedule C, (b) require any more than minor adverse effects of activities on the significant mana whenua values of the site to be evaluated through a cultural impact assessment undertaken by the relevant mana whenua as identified in Schedule C, (c) significant adverse effects of an activity on the significant values of the site shall be avoided, (d) other adverse effects shall be managed in accordance with tikanga and kaupapa Maori responding to recommendations in the cultural impact assessment to: <ul style="list-style-type: none"> i. avoid more than minor adverse effects on the significant values of the site, and 	Y	No Schedule C sites are relevant.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> ii. where more than minor adverse effects cannot be avoided, minimising them, and iii. where more than minor adverse effects cannot be avoided and/or minimised, they are remedied, and (e) where more than minor adverse effects on significant mana whenua values identified in Schedule C (mana whenua) cannot be avoided, minimised, or remedied, the activity is inappropriate. Offsetting of effects on sites with significant mana whenua values is inappropriate, except where provided for in Policy P49, and (f) the relevant mana whenua as identified in Schedule C shall be considered to be an affected party under RMA s95E for all activities which require resource consent within a Schedule C site where the adverse effects are minor or more than minor, unless the application is publicly notified. 		
Policy P49	<p>Offsetting residual adverse effects on sites of significance to mana whenua</p> <p>Residual adverse effects that are not otherwise avoided, minimised or remedied in accordance with the management hierarchy in Policy P48 may be offset where the relevant mana whenua as identified in Schedule C:</p> <ul style="list-style-type: none"> (a) considers the offsetting of residual adverse effects is appropriate in the particular circumstances, and (b) have: <ul style="list-style-type: none"> i. an offsetting policy in place that applies to the area and values to be affected by the proposed development, or ii. prepared a cultural impact assessment that 	Y	No Schedule C sites are relevant.

Provision	Description	Y/N/P	Assessment
	<p>includes specific direction for the offsetting of effects of the proposed activity on the site of significance, and</p> <p>iii. expressly confirms that the offset proposed is consistent with:</p> <ol style="list-style-type: none"> 1. the offsetting policy in Policy P49(b)(i) (where applicable), and 2. the cultural impact assessment in Policy P49(b)(ii), and 3. the offsetting principles set out in Schedule G3. <p>Where offsetting is proposed for a site of significance that is associated with multiple mana whenua, there must be an agreed position between all groups that offsetting is appropriate and that (b) has been met.</p>		
Policy P50	<p>Managing adverse effects on sites with significant historic heritage value</p> <p>More than minor adverse effects on the significant historic heritage values identified in Schedule E1 (heritage structures), Schedule E2 (wharves and boatsheds), Schedule E3 (navigation aids), Schedule E4 (archaeological sites) and Schedule E5 (freshwater heritage) shall be avoided, remedied or mitigated by managing activities so that:</p> <ol style="list-style-type: none"> (a) significant historic heritage values are not lost, damaged or destroyed, (b) effects are of a low magnitude or scale, or effects are reversible, (c) interconnections and linkages between sites are not significantly altered or lost, (d) previous damage to significant historic heritage values is remedied or mitigated where relevant, (e) previous changes that have significant historic heritage value in their own right are respected and retained, (f) adjacent significant historic heritage values 	Y	<p>Historic heritage effects are managed through consent conditions and through the archaeological authority process.</p> <p>The proposal will not give rise to more than minor adverse effects, and no scheduled sites exist on the application site.</p>

Provision	Description	Y/N/P	Assessment
	<p>are unlikely to be adversely affected,</p> <p>(g) unique or special materials and/or craftsmanship are retained,</p> <p>(h) the activities do not lead to cumulative adverse effects on historic heritage.</p>		
Policy P52	<p>Protecting natural features and landscapes from inappropriate use and development</p> <p>To protect natural features and landscapes (including seascapes) of the coastal environment, rivers, lakes and their margins and natural wetlands and their values, from inappropriate use and development by:</p> <p>(a) avoiding adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes in the coastal environment, and</p> <p>(b) avoiding significant adverse effects of activities on the natural attributes and characteristics of natural features and landscapes in the coastal environment and avoid, remedy and mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment, and</p> <p>(c) outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes, provided that the values of the natural features or landscapes that contribute to its outstanding status are retained.</p>	Y	Based on the assessment undertaken in the LVEA, consistency with the policy is achieved.
Policy P110	<p>Loss of extent and values of the beds of lakes and rivers, and natural wetlands</p> <p>The loss of extent and values of the beds of lakes and rivers and natural wetlands, including as a result of reclamation and drainage, is avoided, except where:</p> <p>(a) in a natural inland wetland:</p>	P	<p>Consistency with the policy is achieved, in part.</p> <p>The proposal will result in the loss of 1.69ha of existing wetland extent. As detailed in the application, the design of the proposal took care to firstly avoid wetland impacts, and to absolutely avoid impacts on high value wetlands, but that not all areas were able to be avoided in order to achieve transport and urban layout considerations. Impacts were limited to lower value wetlands.</p>

Provision	Description	Y/N/P	Assessment
	<p>i. the loss of extent or values arises from any of the following:</p> <ol style="list-style-type: none"> 1. the customary harvest of food or resources undertaken in accordance with tikanga Māori, or 2. restoration activities, or 3. scientific research, or 4. the sustainable harvest of sphagnum moss, or 5. the construction or maintenance of wetland utility structures, or 6. the maintenance or operation of specified infrastructure, or other infrastructure, or 7. natural hazard works, and 8. where the activity involves reclamation or drainage there are no other practicable <p>or</p> <p>ii. for specified infrastructure:</p> <ol style="list-style-type: none"> 1. the activity, including any reclamation and drainage, is necessary for the construction or upgrade of specified infrastructure, and 2. the specified infrastructure will provide significant national or regional benefits, and 3. there is a functional need for the specified infrastructure in that location, <p>(b) in a river:</p> <ol style="list-style-type: none"> i. there is a functional need for the activity in that location; and ii. any reclamation or drainage is: <ol style="list-style-type: none"> 1. partial reclamation of a river bank for the purposes of flood protection or erosion control, or 2. for the purposes of the development, operation, maintenance and upgrade of Regionally Significant Infrastructure, or 3. associated with the creation of a new river bed and does not involve piping of the river, or 4. for the purpose of forming a reasonable crossing point, or 5. associated with the extraction of significant 		<p>The proposal is for urban development, but not on land zoned for that purpose. The proposal has sought to offset wetland loss and to achieve a no net loss position.</p> <p>Similarly for the Ngarara Stream, the proposal achieves a no net loss outcome.</p> <p>Within the FTAA framework, such an outcome is appropriate as the impacts of the proposal are not considered to be significant when considered against the effects management approach that has been applies.</p>

Provision	Description	Y/N/P	Assessment
	<p>mineral resources from existing quarries, or</p> <p>6. partial reclamation of a river bank for the purposes of local roads, and</p> <p>7. in respect of (1) to (6) there are no other practicable alternative methods of providing for the activity,</p> <p>or</p> <p>(c) in a lake the reclamation or drainage is:</p> <p>i. necessary to enable the development, operation, maintenance and upgrade of Regionally Significant Infrastructure, or</p> <p>ii. for the purpose of forming a reasonable cross point, and</p> <p>iii. in respect of (ii) there are no other practicable alternative methods of providing for the activity.</p>		
Policy P114	<p>Management of plants in the beds of lakes and rivers</p> <p>The introduction to and removal of a plant, or part of a plant, from the beds of lakes and rivers shall be managed so that:</p> <p>(a) pest plants are not introduced and their removal is enabled, and</p> <p>(b) indigenous plant species are encouraged to be planted where they are appropriate for the purpose and are typical of the area and their removal (in whole or in part) is only enabled for the purpose of Māori customary use or for the reasonable use of an individual, or where it is necessary to manage flooding and erosion, and</p> <p>(c) the introduction or removal of a plant, or part of a plant, does not increase flooding and erosion either at the site of introduction or removal, or across the wider river catchment, and</p> <p>(d) the introduction or removal of a plant, or a part of a plant, does not adversely affect significant biodiversity values of the site, and</p>	Y	Indigenous riparian planting is proposed along realigned stream lengths and elsewhere, achieving consistency with the policy.

Provision	Description	Y/N/P	Assessment
	(e) for a lake constructed as a community drinking water supply, the removal of a plan, or part of a plan, is provided for where appropriate.		
Objective O32	The adverse effects of odour, smoke and dust on amenity values and people's well-being are minimised.	Y	Dust management is proposed as part of the earthworks methodology, secured by consent conditions.
Policy P58	Managing air amenity Air quality amenity in urban, rural and the coastal marine areas shall be managed to minimise offensive or objectionable odour, smoke and dust, particulate matter, fumes, ash and visible emissions.	Y	Dust management is proposed as part of the earthworks methodology, secured by consent conditions.
Objective 33	Soils are healthy, and productive to support a range of uses, life supporting capacity is safeguarded and accelerated soil erosion is minimised.	Y	Site soils have very limited productive potential, are fragmented and are limited by a range of constraints.
Policy P107	Land use activities, erosion and associated discharges Earthworks, vegetation clearance and plantation forestry harvesting activities that have the potential to result in significant accelerated soil erosion, or to lead to off-site discharges of silt and sediment to surface water bodies, shall use measures, including good management practice, to: <ul style="list-style-type: none"> (a) minimise the risk of accelerated soil erosion, and (b) control silt and sediment runoff, and (c) ensure the site is stabilised and vegetation cover is restored. 	Y	A comprehensive Erosion and Sediment Control approach is proposed as part of the earthworks methodology.
Objective 34	The adverse effects on soil and water from land use activities are minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.	Y	Stormwater management adopts a water sensitive urban design approach. Bioretention provides quality treatment. Hydraulic neutrality is achieved site-wide. Quality and quantity effects are managed to best practice.
Objective 36	The runoff or leaching of contaminants to water from discharges to land is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.	Y	Stormwater management adopts a water sensitive urban design approach. Bioretention provides quality treatment. Hydraulic neutrality is achieved site-wide. Quality and quantity effects are managed to best practice.
Objective 37	The amount of sediment-laden runoff entering water is minimised, including to assist with achieving the outcomes and indicators of desired environmental states for water in Tables 3.1 to 3.8.	Y	A comprehensive Erosion and Sediment Control approach is proposed as part of the earthworks methodology.

Provision	Description	Y/N/P	Assessment
Objective 38	The adverse quality and quantity effects of stormwater discharges from stormwater networks and urban land uses are reduced over time.	Y	Stormwater management adopts a water sensitive urban design approach. Bioretention provides quality treatment. Hydraulic neutrality is achieved site-wide. Quality and quantity effects are managed to best practice.
Objective 39	Discharges of wastewater to land are promoted over discharges to fresh water and coastal water.	Y	Discharge to land is proposed for Lots 1-7 in a manner that will meet NRP permitted activity requirements.
Objective 40	Discharges of wastewater to fresh water are progressively reduced.	Y	Not applicable.
Objective 41	The environment is protected from the adverse effects of discharges of hazardous substances and the creation of contaminated land is avoided.	Y	Not applicable.
Objective 42	Contaminated land is identified and the discharges of contaminants are managed to protect the environment.	Y	Not applicable.
Policy P65	<p>National Policy Statement for Freshwater Management requirements for discharge consents</p> <p>When considering any application for a discharge the consent authority shall have regard to the following matters:</p> <ul style="list-style-type: none"> (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water, and (b) the extent to which it is feasible and dependable that any more than minor adverse effects on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided, and (c) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their contact with fresh water, and (d) the extent to which it is feasible and dependable that any more than minor adverse effects on the health of people and communities as affected by their contact with fresh water resulting from the discharge would be avoided. 	Y	The proposed stormwater treatment approach ensures treated stormwater does not contaminate fresh water. A treatment hierarchy is applied, with stormwater directed to infiltration or wetlands rather than direct discharge to water bodies.

Provision	Description	Y/N/P	Assessment
	<p>This policy applies to the following discharges (including a diffuse discharge by any person or animal):</p> <ul style="list-style-type: none"> (a) a new discharge, or (b) a change or increase in any discharge <p>of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.</p> <p>Sections (a) and (b) of this policy do not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.</p> <p>Sections (c) and (d) of this policy do not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2014 took effect (1 August 2014).</p>		
Policy P66	<p>Minimising discharges to water or land</p> <p>Discharges of contaminants to water or land will be minimised through the following hierarchy:</p> <ul style="list-style-type: none"> (a) avoiding the production of the contaminant, (b) reducing the amount of contaminants, including by reusing, recovering or recycling contaminants, (c) minimising the volume or amount of the discharge, (d) discharging to land is promoted over discharging direct to water, including using land-based treatment, constructed wetlands or other systems to treat contaminants prior to discharge. <p>Note</p> <p>In determining if it is appropriate to discharge to land as required by clause (d), consideration must be given to the requirements of Policy P68.</p>	Y	The proposed stormwater management approach achieves consistency with this policy.
Policy P68	<p>Discharges to land</p> <p>The discharge of contaminants to land shall be managed to:</p> <ul style="list-style-type: none"> (a) minimise adverse effects on the life-supporting capacity of soil, (b) avoid creating contaminated land, 	Y	Proposed on-site wastewater treatment for Lots 1-7 will achieve consistency with this policy.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> (c) not exceed the capacity of the soil to treat, use or remove the contaminant, (d) not exceed the available capacity of the soil to absorb the discharge, (e) avoid significant adverse effects on public health and amenity, (f) not result in a discharge to water that causes more than a minor adverse effects, and (g) avoid, remedy or mitigate adverse effects on mana whenua values when considering applications for discharges to land which may adversely affect statutory acknowledgement areas, sites of significance, or Heritage New Zealand Pouhere Taonga sites, identified in this Plan, any relevant district plan, or in a planning document recognised by an iwi authority and lodged with a local authority. 		
Policy P69	<p>Promoting discharges to land The discharge of contaminants to land is promoted over direct discharges to water, particularly where there are adverse effects on:</p> <ul style="list-style-type: none"> (a) aquatic ecosystem health, or (b) mahinga kai, or (c) contact recreation, or (d) Māori customary use. 	Y	Proposed on-site wastewater treatment for Lots 1-7 will achieve consistency with this policy.
Policy P77	<p>Improving water quality for contact recreation and Māori customary use The quality of fresh water bodies and coastal water shall be improved to meet, over time and as a minimum, the objectives in Table 3.1, 3.2 and 3.3, including by:</p> <ul style="list-style-type: none"> (a) improving water quality in all first priority for improvement water bodies for secondary contact with water listed in Schedule H2 (priority water bodies) in accordance with Method M34, and (b) having particular regard to improving water quality in fresh water bodies and coastal water where contact recreation and/or Māori customary use are adversely affected by discharges from stormwater networks, 	Y	The approach of the proposal will support the outcome of the policy.

Provision	Description	Y/N/P	Assessment
	stormwater from a port, or airport, wastewater networks and wastewater treatment plants.		
Policy P78	<p>Managing point source discharges for aquatic ecosystem health and mahinga kai</p> <p>Where an objective in Table 3.4, Table 3.5, Table 3.6, Table 3.7 or Table 3.8 of Objective O19 is not met, point source discharges to water shall be managed in the following way:</p> <ul style="list-style-type: none"> (a) for an existing discharge that contributes to the objective(s) not being met, the discharge is only appropriate if: <ul style="list-style-type: none"> i. at a minimum an application for a resource consent includes a defined programme of work for upgrading the discharge, in accordance with good management practice, within the term of the resource consent, and ii. conditions on the resource consent require the adverse effects of the discharge to be minimised in order to improve water quality in relation to the objective(s) not met, and iii. in determining the improvement to water quality required in (ii), and the timeframe in which it is to be achieved, consideration will be given to the discharge's contribution to the objective(s) not being met, (b) for a new discharge, the discharge is inappropriate if the discharge would cause the affected fresh water body or area of coastal water to decline in relation to the objective(s), except that a new temporary discharge to coastal water from a wastewater network or wastewater treatment plant to facilitate maintenance, repair, replacement or upgrade 	N/A	Not directly relevant.

Provision	Description	Y/N/P	Assessment
	work that has temporary adverse effects may not be inappropriate.		
Policy P80	<p>Zone of reasonable mixing</p> <p>When a discharge to water requires resource consent,</p> <ul style="list-style-type: none"> (a) the zone of reasonable mixing shall be minimised and will be determined on a case-by-case basis, including by having regard to the: <ul style="list-style-type: none"> i. efficient mixing of the discharge with the receiving waters, and ii. significant mana whenua values identified in Schedule C (mana whenua), and iii. identified values of that area of water, and (b) the adverse effects of the discharge, including, <ul style="list-style-type: none"> i. on aquatic species migration, and ii. acute and chronic toxicity effects, and iii. on significant mana whenua values identified in Schedule C (mana whenua) <p>within the zone of reasonable mixing shall be minimised.</p>	N/A	The proposed stormwater management approach achieves consistency with this policy.
Policy P82	<p>Avoiding inappropriate discharges to water</p> <p>Discharges to fresh and coastal water of:</p> <ul style="list-style-type: none"> (a) untreated wastewater, except as a result of heavy rainfall event overflows, and (b) animal effluent from an animal effluent storage facility or from an area where animals are confined, and (c) untreated industrial or trade waste, and (d) untreated organic waste or leachate from storage of organic material, shall be avoided. 	N/A	No inappropriate discharges are proposed.
Policy P83	<p>Minimising adverse effects of stormwater discharges</p> <p>The adverse effects of stormwater discharges shall be minimised, including by:</p> <ul style="list-style-type: none"> (a) using good management practice, and (b) taking a source control and treatment train 	Y	The proposed stormwater management approach is consistent with this policy.

Provision	Description	Y/N/P	Assessment
	<p>approach to new activities and land uses, and</p> <p>(c) implementing water sensitive urban design in new subdivision and development, and</p> <p>(d) progressively improving existing stormwater, wastewater, road and other public infrastructure, including during routine maintenance and upgrade, and</p> <p>(e) managing localised adverse effects, including by addressing particular attributes appropriate to the receiving environment.</p>		
Policy P84	<p>Managing land use impacts on stormwater</p> <p>Land use, subdivision and development, including stormwater discharges, shall be managed so that runoff volumes and peak flows:</p> <p>(a) avoid or minimise scour and erosion of stream beds, banks and coastal margins, and</p> <p>(b) do not increase risk to human health or safety, or increase the risk of inundation, erosion or damage to property or infrastructure,</p> <p>including by retaining, as far as practicable, pre-development hydrological conditions in new subdivision and development.</p>	Y	The proposed stormwater management approach is consistent with this policy.
Policy P87	<p>Minimising wastewater and stormwater interactions</p> <p>The adverse effects of wastewater and stormwater interactions on fresh and coastal water shall be minimised by:</p> <p>(a) avoiding wastewater contamination of stormwater from new wastewater networks or connections authorised after the date of 31 July 2015, and</p> <p>(b) removal of existing wastewater contamination of stormwater progressively, and as soon as reasonably practicable, and</p> <p>(c) progressively reducing stormwater and groundwater infiltration and inflow into the wastewater network.</p>	Y	Wastewater and stormwater networks designed as fully separate systems.

3. LOCAL POLICY — KĀPITI COAST DISTRICT PLAN

3. Local Policy — Kāpiti Coast District Plan

Provision	Description	Y/N/P	Assessment
Strategic Direction — District Objectives			
Objective DO-01	<p>Tangata Whenua</p> <p>To work in partnership with the tangata whenua of the District in order to maintain kaitiakitanga of the District's resources and ensure that decisions affecting the natural environment in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).</p>	Y	Addressed comprehensively through the Te Ātiawa CIA, proposed conditions and ongoing consultation with all relevant iwi authorities.
Objective DO-02	<p>Ecology and Biodiversity</p> <p>To improve indigenous biological diversity and ecological resilience through:</p> <ol style="list-style-type: none"> 1. protecting areas of significant indigenous vegetation, and significant habitats of indigenous fauna; 2. encouraging restoration of the ecological integrity of indigenous ecosystems; 3. enhancing the health of terrestrial and aquatic ecosystems; and 4. enhancing the mauri of waterbodies. 	Y	Net positive biodiversity outcomes will be achieved with no net loss of indigenous biodiversity. The health of aquatic ecosystems will be improved and the mauri of waterways enhanced.
Objective DO-03	<p>Development Management</p> <p>To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:</p> <ol style="list-style-type: none"> 1. urban areas which maximise the efficient end use of energy and integration with infrastructure; 2. a variety of living and working areas in a manner which reinforces the function and vitality of centres; 3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment: <ol style="list-style-type: none"> a. that are in or near a Centre Zone or other area with many employment opportunities; or 	Y	<p>The proposal is adjacent to the existing Peka Peka urban area and integrates with Council infrastructure investment. It will offer a variety of section sized and dwelling typologies, and will be supported by a local centre. It will create a well-functioning urban environment, as evidenced in the accompanying Masterplan Design Report and Urban Design Assessment through its carefully masterplanned design.</p> <p>The proposal will make a substantial contribution to greenfield housing capacity in the district and region.</p> <p>The proposal provides for multi-modal transport connections, provides for future bus servicing within the site, and is readily accessible to the Waikanae town centre and passenger rail services.</p> <p>Natural environment effects are thoroughly considered and addressed.</p>

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> b. that are well serviced by existing or planned public or active transport; or c. where there is high demand for housing or for business land relative to other areas within the urban environment; <p>while accommodating identified qualifying matters that constrain development;</p> <ul style="list-style-type: none"> 4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events; 5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport; 6. management of development in areas of special character or amenity in a manner that has regard to those special values; 7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity; 8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; 9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and 10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change. 		
<p>Objective DO-O20</p>	<p>Well-functioning Urban Environments</p> <p>A well-functioning urban environment that enables all people and communities to provide for their</p>	<p>Y</p>	<p>The proposal comprehensively supports a well-functioning urban environment through housing diversity, local commercial services, ecological amenity, transport connections and integrated infrastructure.</p>

Provision	Description	Y/N/P	Assessment
	social, economic, and cultural wellbeing, and for their health and safety, now and into the future.		
Objective DO-O21	<p>Housing in Relevant Residential Zones</p> <p>Relevant residential zones provide for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3-storey buildings. 	P	The proposal provides a range of housing typologies and lot sizes responding to identified demand, albeit on a site zoned for rural purposes.
Objective DO-O22	<p>Higher Density Housing in Residential Zones</p> <p>Relevant residential zones provide for higher density housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 1. Housing needs and demand; 2. The proximity of the area to the Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone; 3. Accessibility to and from the area by active or public transport; and 4. The neighbourhood's planned urban built character, including: <ol style="list-style-type: none"> a. buildings up to 6-storeys within the High Density Residential Zone (with buildings up to 10-storeys being enabled in areas adjacent to the Metropolitan Centre Zone); and b. buildings up to 4-storeys in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre Zone. 	N/A	<p>Not directly relevant due to zoning.</p> <p>The proposal nevertheless seeks to provide for a range of densities and lot sizes, aligning with the intent of the objective.</p>
Objective DO-O4	<p>Coastal Environment</p> <p>To have a coastal environment where:</p> <ol style="list-style-type: none"> 1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant 2. areas of outstanding natural character and high natural character are restored where degraded; 3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated; 4. public access to and along the coast to facilitate active 	Y	Natural character, significant habitats and public access are all addressed and assessed under NZCPS and RPS provisions. Consistency with the relevant provisions is achieved.

Provision	Description	Y/N/P	Assessment
	<p>and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and</p> <p>5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.</p>		
Objective DO-05	<p>Natural Hazards</p> <p>To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.</p>	Y	Flood risk is avoided by site raising. Geotechnical risks are managed by conditions. The site is not subject to coastal hazards exposure.
Objective DO-06	<p>Rural Productivity</p> <p>To sustain the productive potential of land in the District, including:</p> <ol style="list-style-type: none"> 1. retaining land which is suitable for a range of primary production activities; 2. achieving added economic and social value derived from primary production activities through ancillary on-site processing and marketing; 3. enabling activities that utilise the productive potential of the land in the rural environment; 4. reducing conflict between land uses in the rural environment and adjoining areas; and 5. avoiding, remedying or mitigating adverse effects on the efficient operation of existing primary production activities from sensitive activities establishing on adjoining subject sites; 6. while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse effects on the environment. 	P	The proposal converts rural land to urban use. The AgFirst Assessment concludes the productive potential of the site is severely constrained due to poor drainage, fragmentation and economic unviability. The loss of LUC3 land is not material to the district's productive capacity. The proposal is partially consistent with the objective noting the urban development nature.
Objective DO-07	<p>Historic Heritage</p> <p>To protect historic heritage in the District for the social, cultural and economic wellbeing of the Kāpiti Coast community and future generations, including:</p> <ol style="list-style-type: none"> 1. supporting the contribution of historic heritage features and their values to the identity, character and amenity of places and landscapes; 	Y	The management of archaeological sites will be managed through the archaeological authority process and consent conditions.

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 2. recognising and protecting tangata whenua historic heritage, including Waahi Tapu and Other Places and Areas Significant to Māori; and 3. providing for appropriate use and development of natural and physical resources with historic heritage values, while ensuring any adverse environmental effects are avoided, remedied or mitigated. 		
Objective DO-08	<p>Strong Communities</p> <p>To support a cohesive and inclusive community where people:</p> <ol style="list-style-type: none"> 1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities; 2. have increased access to locally produced food, energy and other products and resources; 3. have improved health outcomes through opportunities for active living or access to health services; and 4. have a strong sense of safety and security in public and private spaces. 	Y	The proposal provides a local commercial centre, extensive open space network, active transport infrastructure, a community space and connections to the wider community network as part of a comprehensive and masterplanned development.
Objective DO-09	<p>Landscapes, Features and Landforms</p> <p>To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and</p> <ol style="list-style-type: none"> 1. maintain or enhance the landscape values of special amenity landscapes and identified significant landforms; and 2. avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms. 	Y	No outstanding natural features or landscapes apply to the application site. The effects of the proposal on the Special Amenity Landscape (dune formation) within the site have been assessed as being appropriate by the LVEA.
Objective DO-010	<p>Contaminated Land</p> <p>To prevent or mitigate any adverse environmental effects, including risks to human health and the environment, arising from past, present or future activities involving contaminated land.</p>	Y	The Site is not known to be contaminated or to have had any HAIL activity occur on it.
Objective DO-011	<p>Character and Amenity Values</p> <p>To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity</p>	Y	The Masterplan Design Report establishes a high-quality character framework. The proposal will be centred around a local centre that will create vibrancy, supported by higher density housing. Dune and wetland ecological areas provide amenity and recreation space, alongside dedicated recreation

Provision	Description	Y/N/P	Assessment
	<p>values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:</p> <ol style="list-style-type: none"> 1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities; 2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas; 3. local centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience; 4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and 5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse effects. 		<p>reserve space. Interfaces between development and natural areas, as well as surrounding development, are managed through buffer planting and design controls.</p>
<p>Objective DO-O12</p>	<p>Housing Choice and Affordability To meet diverse community needs by increasing the amount of housing that:</p> <ol style="list-style-type: none"> 1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations; 2. is affordable and adequate for lower income households; and 3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference; <p>while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in</p>	<p>Y</p>	<p>A range of densities and typologies are proposed. The accompanying Economic Assessment highlights the positive contribution of the proposal to supply generally, and to improving affordability outcomes.</p>

Provision	Description	Y/N/P	Assessment
	particular resource, water and energy efficiency.		
Objective DO-O13	<p>Infrastructure</p> <p>To recognise the importance and national, regional and local benefits of infrastructure and ensure the efficient development, maintenance and operation of an adequate level of social and physical infrastructure and services throughout the District that:</p> <ol style="list-style-type: none"> 1. meets the needs of the community and the region; and 2. builds stronger community resilience, while avoiding, remedying or mitigating adverse effects on the environment. 	Y	Infrastructure requirements are comprehensively addressed in the Engineering and Infrastructure Report. All infrastructure is feasible and integrated with KCDC's planned investment programme.
Objective DO-O14	<p>Access and Transport</p> <p>To ensure that the transport system in the District:</p> <ol style="list-style-type: none"> 1. integrates with land use and urban form and maximises accessibility; 2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities; 3. contributes to a strong economy; 4. avoids, remedies or mitigates adverse effects on land uses; 5. does not have its function and operation unreasonably compromised by other activities; 6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and 7. provides for the integrated movement of people, goods and services. 	Y	The ITA confirms appropriate transport outcomes for all modes. Multi-modal access, future bus provisions, CWB connections and proximity to rail are all provided
Objective DO-O15	<p>Economic Vitality</p> <p>To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:</p> <ol style="list-style-type: none"> 1. <ol style="list-style-type: none"> a. encouraging business activities in appropriate locations within the District, principally through differentiating and managing various types of business activities both on the basis of the activity, and 	Y	<p>The local commercial centre provides for local economic activity at an appropriate scale to the catchment and providing for activity, activation and local services and amenities.</p> <p>As detailed in the Economic Assessment, significantly economic benefits, of a regional scale, arise from the proposal.</p>

Provision	Description	Y/N/P	Assessment
	<p>the potential local and strategic effects of their operation;</p> <p>b. reinforcing a compact, well designed and sustainable regional form supported by an integrated transport network;</p> <p>c. enabling opportunities to make the economy more resilient and diverse;</p> <p>d. providing opportunities for the growth of a low carbon economy, including clean technology;</p> <p>e. minimising reverse sensitivity effects on business activities, including primary production activities; and</p> <p>f. enhancing the amenity of Working Zones;</p> <p>while:</p> <p>2.</p> <p>a. ensuring that economic growth and development is able to be efficiently serviced by infrastructure;</p> <p>b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the Paraparaumu Sub-Regional Centre and Town Centres; and</p> <p>c. managing contamination, pollution, odour, noise and glare, associated with business activities, including primary production activities.</p>		
<p>Objective DO-O16</p>	<p>Centres</p> <p>To have vibrant, safe and economically sustainable centres that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:</p> <ol style="list-style-type: none"> 1. provide the primary focus for commercial (excluding industrial), retail and community activities within the District; 2. support community cohesion and a sense of place; 3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas; 4. encourage economic opportunities and business activities in a manner which promotes: 	<p>Y</p>	<p>The proposed local centre (3,500 m² GFA, anchored by a supermarket/superette) serves local convenience needs at an appropriate scale within the centres hierarchy and with reference to the surrounding catchment.</p> <p>The proposed centre is supported by higher density residential housing in line with best practice urban design, and acts as a focal point to the proposal.</p>

Provision	Description	Y/N/P	Assessment
	<p>a. the Paraparaumu Sub-Regional Centre as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:</p> <ul style="list-style-type: none"> i. achieves an integrated and compact Metropolitan Centre Zone, linking all Precincts through a well-connected pedestrian and transport networks offering a choice of efficient routes and a quality built environment; ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport; iii. is supported by opportunities for higher density residential living; iv. consolidates community activities within Precinct B; and v. provides for commercial (excluding industrial) and retail activities in Precincts A1, A2 and C, with some restrictions on the scale and nature of retail activities in Precinct C <p>b. the District's town centres at a scale and form that provides the urban focus for the commercial (excluding industrial), tourism, education, entertainment, community and civic activities as well as opportunities for higher density residential living, where these meet the needs of the surrounding township community; and</p> <p>c. District's local centres to provide for commercial activities (excluding industrial activities), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.</p> <p>5. provide for higher density urban built character and high-quality development, including:</p>		

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> a. buildings up to 15-storeys within the Metropolitan Centre Zone; b. buildings up to 6-storeys within: c. the Town Centre Zone; d. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; e. the Local Centre Zone at Paekākāriki; and f. buildings up to 4-storeys within the Local Centre Zone. 		
Objective DO-O17	<p>Open Spaces / Active Communities</p> <p>To have a rich and diverse network of open space areas that:</p> <ul style="list-style-type: none"> 1. is developed, used and maintained in a manner that does not give rise to significant adverse effects on the natural and physical environment; 2. protects the District's cultural, ecological and amenity values, while allowing for the enhancement of the quality of open space areas; 3. supports the identity, health, cohesion and resilience of the District's communities; and 4. ensures that the present and future recreational and open space needs of the District are met. 	Y	Extensive and varied open space is provided as an integrated component of the proposal. Open spaces range from recreation reserves including a dog park, dune ecological restoration areas, wetland open spaces, and active mode routes.
Objective DO-O18	<p>Renewable Energy, Energy Efficiency and Conservation</p> <p>Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse effects on the environment.</p>	Y	Conditions require water demand management. The proposal is designed with energy efficiency in mind through considered lot layout and sizing. Small scale renewable electricity generation is enabled within the subdivision through District Plan provisions.
Objective DO-O19	<p>Housing Bottom Lines</p> <p>To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:</p> <ul style="list-style-type: none"> 1. 5,477 additional residential units over the short-medium term (2021–2031); and 2. 8,411 additional residential units over the long term (2031-2051). 	Y	The proposal contributes approximately 1,181–1,201 dwellings, materially assisting KCDC in meeting both the short-medium and long-term housing bottom line requirements. In particular, the proposal addresses capacity constraints for greenfield housing.
Natural Environment Policies (NE)			

Provision	Description	Y/N/P	Assessment
Policy NE-P1	<p>Protection</p> <p>Protect areas of significant indigenous vegetation, and significant habitats of indigenous fauna (including ecological sites identified in Schedule 1, key indigenous tree species in ECO-Table 1, key indigenous trees in Schedule 2, and rare and threatened vegetation species in Schedule 3 of this Plan). Protect outstanding natural features and landscapes (identified in Schedule 4 of this Plan), geological features (identified in Schedule 6 of this Plan), and the values associated with these areas and features, from inappropriate subdivision, use and development.</p>	Y	<p>The proposal avoids all effects on Te Harakeke Swamp and has a minor impact on Peka Peka Road Swamp. In respect of the latter, those effects are appropriately mitigated.</p> <p>Some effects on indigenous vegetation occur, but they are also appropriately mitigated as detailed in the EEA.</p>
Policy NE-P2	<p>Adaptive Management</p> <p>Any subdivision, use or development proposal seeking to use adaptive management to address adverse environmental effects on the natural environment that are uncertain and potentially significant must show evidence of the following adaptive management components:</p> <ol style="list-style-type: none"> 1. fully documented baseline information about the receiving environment; 2. identification of clear thresholds to trigger remedial action before the effects become overly damaging or irreversible; 3. a well-documented and robust programme funded by the consent holder to monitor adverse effects for the duration of the proposed effects; and 4. a method for reporting the results of monitoring. 	Y	<p>The EEA provides a comprehensive baseline assessment and recommendations for mitigation and offsetting. The ERMP, coupled with consent conditions establish an adaptive management framework with documented baselines, monitoring thresholds and response requirements. Monitoring is provided for by consent conditions.</p>
Policy NE-P3	<p>Biodiversity Off-setting</p> <p>Consider biodiversity offsets proposed as part of resource consent applications where it is anticipated that there will be significant residual adverse biodiversity effects from the proposed activities on significant indigenous vegetation, and significant habitats of indigenous fauna after appropriate avoidance, minimisation, remediation and mitigation measures have occurred, in order to achieve no net loss and preferably a net gain in indigenous biodiversity values, having particular regard to the principles for biodiversity offsets in ECO-Table 2 of this Plan.</p>	Y	<p>Biodiversity offsetting is provided for as detailed in the EEA.</p>

Provision	Description	Y/N/P	Assessment
Policy NE-P5	<p>Active Participation</p> <p>Active participation of landowners is seen as vital to the protection and enhancement of ecological sites, geological features, and the values of outstanding natural features and landscapes identified in Schedules 1, 4, and 6 of this Plan. The Council will work with landowners, recognise their stewardship and current management practices, and will promote the use of non-regulatory methods, including assistance with the establishment of protective covenants, service delivery, education, and other incentives.</p>	Y	The applicant has demonstrated active commitment to ecological restoration through the extent of the restoration programme and management plans.
Urban Form and Development Policies (UFD)			
Policy UFD-P1	<p>Growth Management</p> <p>New urban development for residential activities will only be located within existing urban areas, identified growth areas, and areas that can be efficiently serviced and integrated with existing urban areas, and will be undertaken in a manner which:</p> <ol style="list-style-type: none"> 1. supports the District's consolidated urban form; 2. maintains the integrity of the urban edge north of Waikanae and Ōtaki; 3. manages residential densities by: <ol style="list-style-type: none"> a. providing for a variety of housing types and densities in the residential zones; b. enabling increased housing densities: <ol style="list-style-type: none"> i. in, and within a walkable catchment of the Metropolitan Centre Zone; ii. within a walkable catchment of the train stations at Paekākāriki, Paraparamu and Waikanae; and iii. in and adjacent to the Town Centre Zone and Local Centre Zone; <p>while accommodating identified qualifying matters that constrain development;</p> <ol style="list-style-type: none"> 4. avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural environment between and around settlements; 	Y	<p>The proposal is in a location that can be efficiently serviced, based on the Council's planned infrastructure investments. It will support a consolidated urban form being adjacent to the existing Peka Peka urban area and well located to the Waikanae centre.</p> <p>The proposal enables a variety of housing types and densities.</p> <p>The proposal will appropriately integrate into its surroundings and will mitigate any potential reverse sensitivity effects.</p>

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 5. can be sustained within and makes efficient use of existing capacity of public services and infrastructure (including additional infrastructure), or is integrated with the planned capacity of public services and infrastructure and the likely availability of additional infrastructure; 6. promotes the efficient use of energy and water; 7. manages reverse sensitivity effects on existing lawfully established non-residential activities. 		
Policy UFD-P2	<p>Housing Choice</p> <p>An increased mix of housing forms, types, sizes and tenures will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while encouraging high quality development. This will include provision for:</p> <ol style="list-style-type: none"> 1. smaller household sizes, typologies and residential units; 2. the housing and care needs of the ageing population; 3. supported living accommodation; 4. papakāinga; 5. shared and group accommodation, including community housing and multi-generational living; 6. transitional and emergency housing; 7. minor residential units; and 8. a range of allotment sizes and land tenure arrangements to facilitate these typologies. 	Y	The proposal provides standalone homes (across varied lot sizes), medium density and potential low-rise apartments. This diversity supports a range of housing needs.
Policy UFD-P3	<p>Managing Intensification</p> <p>The effects of residential intensification on character and amenity values will be assessed where provided for in the District Plan, while recognising that character and amenity values may develop and change over time in response to the diverse and changing needs of people, communities and future generations.</p>	P	As a result of the rural zoning, the proposal is of a density that is not anticipated by the District Plan. Nevertheless, the proposal has carefully considered its boundary relationships to mitigate effects on surrounding properties.
Policy UFD-P4	<p>Residential Density</p> <p>The density of subdivision and development will be managed through area-specific provisions to</p>	Y	Density is managed through the masterplan design and specific lot controls.

Provision	Description	Y/N/P	Assessment
	achieve an appropriate range of housing types, density and built form across the District.		
Policy UFD-P7	Accessibility Subdivision, land use and development will be undertaken in a manner which enables all urban residences to have access to public open space within a distance of 400 metres.	Y	The proposal has been designed to achieve this requirement.
Policy UFD-P8	Parks and New Development New publicly accessible local parks which are of a size, shape and location that meet the open space and recreational needs of the Community will be provided within new subdivisions; and New parks or upgrades to parks will be provided for to accommodate open space and recreational demand created by infill housing.	Y	Public open space areas are provided throughout, including ecological restoration areas, dune open space and conventional parks. Financial contributions address any reserve deficit.
Policy UFD-P9	Esplanades New subdivision, land use and development will be undertaken in a manner that maintains or enhances the conservation values, recreational opportunities and public access to and along the margins of rivers and the coast through the provision of esplanade reserves, esplanade strips and access strips in appropriate locations and of appropriate sizes and widths to suit their purpose. Esplanade reserves will be provided in accordance with the criteria of SUB-DW-Table 1.	N/A	Esplanade reserves/strips are not proposed with public access to Ngarara Stream being provided for as part of the proposal.
Policy UFD-P10	Cycleway, Walkway and Bridleway Network Council will ensure the continued development and maintenance of a public cycleway, walkway and bridleway network as part of the wider open space network in co-operation with relevant stakeholders, linking residential areas with open space, schools, commercial and community facilities, public transport nodes and important natural areas.	Y	The proposal provides for direct connections to the CWB, internal cycle and pedestrian routes and links to Paetawa Road and the existing Peka Peka urban area, expanding the wider public network.
Policy UFD-P11	Amenity Values 1. New subdivision, land use and development within reserves and areas identified in the District Plan as having significant scenic, ecological, cultural, scientific and national importance will provide for the amenity values of these areas, including (but not limited to) values associated with:	P	The proposal responds appropriately to the matters in 1(b) and 1(c) but, by virtue of the zoning, is of a density that is not anticipated in the zone. Nevertheless, the proposal has taken great care to appropriately respond to its surrounding context and to mitigate impacts on surrounding properties.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> a. a sense of openness and visual relief from more intensive urban areas; b. indigenous vegetation (excluding planted vegetation); c. significant landforms; and d. natural character. <p>2. New subdivision, use and development of land outside of the areas identified in (1.) above will be undertaken in a manner that considers effects on the amenity values of those areas while recognising that the District'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.</p>		
Policy UFD-P12	Covenants and Balance Allotments New subdivision, use and development may provide for privately-owned or managed reserves, open space covenants, ecological reserves and other areas where building is restricted, provided that they are effectively managed and safe for end users.	Y	The proposal provides for extensive ecological restoration areas through a combination of consent conditions and land management agreements.
Policy UFD-P14	<p>Urban Built Form Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the District's urban environments, by:</p> <ul style="list-style-type: none"> 1. enabling the greatest building heights and densities in the Metropolitan Centre Zone, including buildings up to 15-storeys; 2. enabling greater building heights and densities in the following areas: <ul style="list-style-type: none"> a. building heights up to 10-storeys in the High Density Residential Zone and Mixed Use Zone adjacent to the Metropolitan Centre Zone; b. building heights up to 6-storeys in: <ul style="list-style-type: none"> i. the Town Centre Zone (except for the Ōtaki Main Street Town Centre Zone); ii. the High Density Residential Zone 	P	The site is not located within an urban zone but responds to the intent of the policy by providing for a range of densities within its own context.

Provision	Description	Y/N/P	Assessment
	<p>located within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae;</p> <p>iii. the High Density Residential Zone adjacent to the Town Centre Zones at Waikanae, Paraparaumu Beach;</p> <p>c. building heights up to 4-storeys in:</p> <p>i. The Local Centre Zone;</p> <p>ii. The General Residential Zone adjacent to the Town Centre Zones at Ōtaki and Raumati Beach;</p> <p>iii. The General Residential Zone adjacent to the Local Centre Zone;</p> <p>3. enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storeys;</p> <p>while accommodating identified qualifying matters that constrain development.</p>		
Infrastructure — General Policies (INF-GEN)			
Policy INF-GEN-P1	<p>Recognition</p> <p>The national, regional or local importance and benefits of sustainable, secure and efficient provision of the following infrastructure will be recognised:</p> <ol style="list-style-type: none"> 1. facilities for the generation of electricity; 2. activities, buildings, structures, lines and masts associated with the operation, maintenance and upgrade of the national grid, local electricity distribution and transmission networks, and connections between local community suppliers and the electricity distribution and transmission networks; 3. pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas or petroleum; 4. road and rail networks as mapped in the Regional Land Transport Strategy or Regional Land Transport Plan and Council's 	Y	<p>The proposal recognises and responds to all of the relevant matters. National grid buffer management, SH1 reverse sensitivity management and integration with KCDC water, wastewater and stormwater networks are all addressed.</p>

Provision	Description	Y/N/P	Assessment
	<p>transport network hierarchy;</p> <ol style="list-style-type: none"> 5. telecommunication and radio communication facilities; and 6. public or community infrastructure associated with water supply, sanitation and waste facilities, the stormwater network and drainage, provided these services are developed within a water conservation framework and minimise environmental impacts. 		
<p>Policy INF-GEN-P2</p>	<p>Reverse Sensitivity Reverse sensitivity effects on infrastructure from subdivision, land use and development will be avoided, as far as reasonably practicable, by ensuring that:</p> <ol style="list-style-type: none"> 1. Infrastructure corridors are identified and effects upon those corridors from subdivision, land use and development are considered in all resource management decision-making; 2. change to existing activities does not increase their incompatibility with existing infrastructure; 3. the establishment of, or changes to, sensitive activities are avoided, and incompatible buildings and structures within the national grid yard and subdivision within the national grid subdivision corridor are appropriately managed, to ensure that the operation, maintenance, upgrading and development of the national grid is not compromised; 4. safe separation distances are maintained near gas transmission pipelines and telecommunications facilities; 5. any new planting does not prevent the operation of existing infrastructure; 6. all parties are aware of constraints under other regulations, including the Electricity (Hazards from Trees) Regulations 2003, NZS/AS 2885 Pipelines – Gas and Liquid Petroleum, NZS 5258:2993 Gas Distribution Network, and the New Zealand Code of 	<p>Y</p>	<p>Potential reverse sensitivity effects in respect of the national grid and the Expressway are managed through consent conditions.</p>

Provision	Description	Y/N/P	Assessment
	<p>Practice for Electrical Safe Distances (NZECP 34:2001); and</p> <p>7. suitable standards are in place adjacent to the transport network (including railways).</p>		
Policy INF-GEN-P3	<p>Protecting the Mauri of Natural Systems</p> <p>Natural systems are recognised as taonga and will be protected from any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure that affect the mauri of these systems in accordance with local tikanga.</p>	Y	<p>Natural systems are protected through the comprehensive ecological and freshwater management approach. Adverse effects of infrastructure on natural systems are avoided or managed.</p>
Policy INF-GEN-P4	<p>Managing Adverse Effects</p> <p>Any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure will be avoided, remedied or mitigated as far as reasonably practicable by:</p> <ol style="list-style-type: none"> 1. ensuring significant adverse effects are avoided, remedied or mitigated through route, subject site and method selection; 2. minimising the effects of infrastructure on the amenity values of the surrounding area and areas of outstanding or high natural character, in particular visual effects with respect to scale, and the sensitivity of the environment in which they are located; 3. considering all water bodies to be valued assets and protecting the mauri of fresh and coastal water resources; 4. where appropriate, ensuring opportunities to enhance indigenous biodiversity as part of infrastructure design are identified and implemented; 5. requiring adaptive management measures (including monitoring and remediation) where uncertainty may exist around impacts over time; 6. considering the use of offsetting measures or environmental compensation (including measures or compensation which benefit the local environment and 	Y	<p>Potential adverse effects resulting from the provision of infrastructure are managed through comprehensive management processes secured by conditions of consent.</p>

Provision	Description	Y/N/P	Assessment
	<p>community affected) where a 'residual effect' cannot be avoided, remedied or mitigated; and</p> <p>7. ensuring the above considerations are provided to accomplish best practice at the time of application and construction.</p>		
Policy INF-GEN-P5	<p>Infrastructure in Road Corridors</p> <p>The use of roads as infrastructure corridors will be encouraged.</p>	Y	<p>Services are installed within road corridors in accordance with KCDC LDMR trenching standards. Infrastructure is consolidated within road reserves where practicable.</p>
Policy INF-GEN-P7	<p>Infrastructure and Growth Management</p> <p>Subdivision, use and development of land for urban growth and intensification will be focused on certain areas (i.e. in existing urban areas).</p> <p>Subdivision, use and development will be avoided in areas where it:</p> <ol style="list-style-type: none"> 1. is unable to be efficiently integrated with existing infrastructure, or be serviced by new infrastructure in an efficient and cost-effective manner; 2. does not promote the efficient end use of energy, including energy use associated with private vehicular transport, and efficient use of water; 3. does not align with Council's infrastructure asset management planning; 4. would lead to inefficient or unduly high operation and maintenance costs for public infrastructure; 5. is unable to make the most efficient use of the transport network; and 6. would lead to further growth pressures and demand for infrastructure investment ahead of the community's or infrastructure provider's ability to fund, or its desired funding programme. 	Y	<p>The proposal integrates with KCDC's infrastructure investment alongside a Development Agreement. The proposal is able to be efficiently serviced. Staging aligns with KCDC's asset management planning and LTP. The proposal does not create infrastructure demand ahead of planned funding.</p>
Policy INF-GEN-P8	<p>Development Staging</p> <p>Where subdivision or development is proposed that requires additional or earlier community investment in infrastructure than is set out in the Council's Long Term Plan, Infrastructure Strategy and Annual Plan, the Council will either:</p> <ol style="list-style-type: none"> 1. require the staging of the proposal to fit with existing 	Y	<p>A Development Agreement with KCDC will provides the framework for development staging and co-investment in infrastructure. Staging aligns development with infrastructure availability.</p>

Provision	Description	Y/N/P	Assessment
	<p>capacity through any consent application process; or</p> <ol style="list-style-type: none"> 2. provide the opportunity for the 'forward' provision of an agreed proportion of the infrastructure upgrade works by a developer, provided that: <ol style="list-style-type: none"> a. those works do not trigger additional community and network utility operator investment demands; and b. those works are consistent with the Council's Asset Management Plan; or 3. for additional unplanned works that are not set out in the Council's Long Term Plan and Infrastructure Strategy, require the payment of a financial contribution in accordance with the Financial Contributions chapter of this Plan. 		
<p>Policy INF-GEN-P9</p>	<p>Proximity to Planning Features (Excluding the National Grid) New network infrastructure will be managed to:</p> <ol style="list-style-type: none"> 1. avoid inappropriate new works in areas of hazard risk as identified on District Plan maps: <ol style="list-style-type: none"> a. well defined fault avoidance area; b. well defined extension fault avoidance area; and c. river corridor, stream corridor and overflow path; 2. avoid inappropriate aboveground new works on outstanding natural features and landscapes and areas of outstanding or high natural character as identified on District Plan maps; and 3. avoid, remedy or mitigate adverse effects on the following features and areas identified on District Plan Maps: <ol style="list-style-type: none"> a. Natural Open Space Zone; b. special amenity landscapes; c. ecological sites; d. geological features; and e. historic heritage features. 	<p>Y</p>	<p>Infrastructure design generally avoids mapped flood hazard areas, noting that the site will be subject to significant landform alteration. Where infrastructure installation intersects with flood hazard areas, its underground installation means any effects on the flood hazard will be negligible. Effects on the Special Amenity Landscape, ecological sites and heritage features are avoided, remedied or mitigated as part of the overall proposal.</p>
<p>Policy INF-GEN-P11</p>	<p>Quality of Infrastructure Design and Services</p>	<p>Y</p>	<p>All infrastructure is designed in accordance with KCDC's Land Development Minimum Requirements 2022 and NZS 4404.</p>

Provision	Description	Y/N/P	Assessment
	Development and subdivision, and the provision of associated Infrastructure will be undertaken in accordance with the Council's Land Development Minimum Requirements.		
Policy INF-GEN-P12	<p>Efficient Resource Use</p> <p>Subdivision and development, including associated infrastructure, will be encouraged to utilise the following resource efficiency and conservation measures, as well as renewable electricity generation activities:</p> <ol style="list-style-type: none"> 1. solar access and orientation to maximise solar gain to buildings (excluding minor buildings); 2. access connections which maximise energy efficiency of vehicle movements; 3. clean technologies such as: <ol style="list-style-type: none"> a. solar panelling; b. domestic scale wind turbines; and c. energy efficient new buildings and alterations to existing buildings (excluding minor buildings); 4. the use of energy efficient materials; 5. provision for the harvesting of rainwater and/or re-use of greywater for non-potable purposes; 6. carbon accounting and emission reduction; 7. adherence to the principles of cleaner production and the waste management hierarchy through waste avoidance, recycling of materials and reduction of waste disposed of; and 8. other types of small and community scale distributed electricity generators. 	Y	The proposal makes provision for rainwater harvesting and/or greywater reuse through conditions of consent.
Infrastructure — Network Utilities (INF-PNU)			
Policy INF-PNU-P13	<p>Development, Use, Maintenance, Replacement and Upgrading</p> <p>The development, use, maintenance, replacement and upgrading of network utilities will be enabled while ensuring that adverse environmental effects are minimised.</p> <p>When considering measures to avoid, remedy or mitigate adverse environmental effects from the development, use, maintenance,</p>	Y	Network utilities are designed and sited to minimise adverse effects. Technical and operational constraints of network utility providers are recognised in the infrastructure design.

Provision	Description	Y/N/P	Assessment
	replacement and upgrading of network utilities, decision-makers must consider the constraints on achieving those measures imposed by the technical and operational requirements of the network.		
Policy INF-PNU-P14	Place Network utilities Underground Unless otherwise technically or operationally, impracticable, new network utility infrastructure will be placed underground. Where undergrounding is technically or operationally impracticable, any new aboveground network utility infrastructure will be well designed and resilient to identified natural hazards.	Y	Conditions of consent require underground installation of utilities within road corridors. Where aboveground infrastructure is required, it is designed to KCDC standards.
Policy INF-PNU-P15	Co-location and Co-siting The co-location and sharing of masts and corridors will be encouraged to reduce the need for them elsewhere in the District, while recognising the operational and technical constraints associated with co-location and co-siting of infrastructure.	Y	Shared infrastructure corridors within road reserves encourage co-location of utilities. No new above-ground masts or towers are proposed.
Infrastructure — Managing Effects of Network Utilities (INF-MENU)			
Policy INF-MENU-P17	Hydraulic Neutrality – Stormwater Subdivision and development will be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation.	Y	Hydraulic neutrality is achieved site-wide. The SMP confirms peak flows from the developed site do not exceed pre-development flows. Selected catchments direct treated flows to wetlands to support ecological restoration.
Policy-INF-MENU-P18	Stormwater Quantity and Quality The adverse effects of stormwater runoff from subdivision and development, in particular cumulative effects, will be minimised. The following assessment criteria will be applied when considering resource consent applications for subdivision and development: <ol style="list-style-type: none"> whether there is capacity in Council's existing infrastructure; the extent to which the capacity and environmental values of watercourses or drains and the associated catchment areas will be compromised; the extent to which development styles and stormwater management methods mimic natural, pre-development runoff patterns; 	Y	All INF-MENU-P18 criteria are addressed with the proposal achieving consistency with the policy though a comprehensive, low-impact and appropriate stormwater design.

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 4. the extent to which riparian vegetation is protected and enhanced; 5. whether minimal vegetation loss in riparian areas associated with development is achieved; 6. the extent to which water quality is ensured to enhance and maintain aquatic ecosystem health; 7. the extent to which a healthy aquatic system is maintained, including maintenance of sufficient flows and avoidance of unnatural fluctuations in flows; 8. the extent to which degraded, piped or channelled streams are restored and realigned into a more natural pattern; 9. where practicable, the extent to which low impact design, including on-site disposal of stormwater, soft engineering or bioengineering solutions and swales within the legal road are used; 10. the extent to which straightening and piping of streams is avoided; and 11. the extent to which the adverse effects of stormwater runoff, in particular cumulative effects, from subdivision and development will be minimised. 	Y	
Policy-INF-MENU-P19	<p>Water Demand Management</p> <p>New residential development connected to the public potable water supply and reticulation network will be required to provide rainwater storage tanks,</p>	Y	<p>Conditions require new residential dwellings incorporate water demand management systems for non-potable uses.</p>
Policy-INF-MENU-P20	<p>Water Supply</p> <p>All new subdivision, land use or development will have an adequate supply of water in terms of volume and quality for the anticipated end uses, including fire fighting supply. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.</p>	Y	<p>Water supply from the KCDC reticulated network has been confirmed as feasible for domestic supply and firefighting. Two connection options are available.</p>
Policy-INF-MENU-P21	<p>Wastewater</p> <p>Subdivision, land use and development will ensure that the treatment and disposal of wastewater will be adequate for the anticipated end uses appropriate to the location. The treatment and</p>	Y	<p>A reticulated gravity wastewater system with two pump stations is proposed to connect to the KCDC network. The network will be designed to KCDC requirements.</p>

Provision	Description	Y/N/P	Assessment
	disposal of wastewater will be undertaken in a manner that avoids, remedies or mitigates adverse effects on the environment and maintains public health and safety. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.		
Policy-INF-MENU-P22	<p>Protection of Drinking Water Supply Subdivision, land use and development within a water collection area identified on District Plan Maps or within such a distance from a registered drinking-water supply that it would pose a risk of contamination, or a reduction in the quantity of, that registered drinking-water supply, will be managed to avoid the threat.</p> <p>Where consent is granted for a subdivision, land use or development that could significantly adversely affect a drinking water supply, a condition shall be placed on the consent requiring the consent holder to notify, as soon as reasonably practicable, the registered drinking water supply operator(s) concerned and the Council, if an event occurs that could adversely affect the quality of water at any abstraction point.</p>	N/A	The application site is not within an identified water collection area. This policy is not directly engaged.
Policy-INF-MENU-P23	<p>National Grid and High Pressure Gas Transmission Lines</p> <p>When considering subdivision, land use or development proposals, the following will be taken into account:</p> <ol style="list-style-type: none"> 1. the extent to which the proposal could compromise the operation, access, maintenance, upgrading and development of the national grid or gas pipelines; 2. the potential cumulative effects of the proposal on the national grid or gas pipeline; 3. the risk and extent of potential harm to people and property arising from the proposal's proximity to the national grid or gas pipeline in the event of an infrastructure fault or emergency; 4. whether the proposal will permanently physically impede vehicular access to the utility. 	Y	The proposal appropriately provides for the national grid and gas transmission assets through the Site, and does not impact on physical access to the utilities.
Transport Policies (TR)			

Provision	Description	Y/N/P	Assessment
Policy TR-P1	<p>Integrated Transport and Urban Form</p> <p>Development and subdivision will be integrated with and consistent with the transport network hierarchy in TR-Table 7, and undertaken in a manner and at a rate to ensure:</p> <ol style="list-style-type: none"> 1. the transport network is capable of serving the projected demand safely and efficiently; 2. the location of development is appropriate, including providing for the co-location of compatible developments and land use and transport networks to reduce unnecessary travel; 3. travel time and distance to services are minimised for all modes of travel; 4. development is consistent with Council's Land Development Minimum Requirements; and 5. enhanced community connectivity is achieved, resulting in more efficient travel patterns from the community. 	Y	<p>The ITA confirms the proposal achieves appropriate transport outcomes for all modes. The road hierarchy is designed to KCDC's LDMR and NZS 4404. Traffic volumes are accommodated within residual network capacity. Community connectivity is enhanced through multi-modal connections.</p>
Policy TR-P2	<p>Sustainable Transport and Maximising Mode Choice</p> <p>Development and subdivision will be integrated with a transport system that offers a wide range of travel mode choices, which connects residents to essential community services, centres and social infrastructure, through:</p> <ol style="list-style-type: none"> 1. well-integrated and connected communities; 2. development that is conducive to active modes of travel, particularly walkable communities which reduce demand for vehicular travel, particularly by private vehicle; 3. land use that is integrated with the transport network; 4. improved public transport services to the District; 5. travel plans and transport assessments for major traffic activities as part of an application for consent for new developments; 6. consistency with the Council's Land Development Minimum Requirements; and 	Y	<p>Multi-modal connections are a key feature of the proposal, providing for access to existing bus stops, future-proofing the proposal for internal bus circulation and providing access to existing rail services at Waikanae. A local commercial centre reduces vehicle trips for convenience activities, and internal cycling and walking infrastructure provide for non-vehicular travel. A travel plan is proposed for future supermarket activity.</p>

Provision	Description	Y/N/P	Assessment
	<p>7. development that ensures adequate access and space for all modes, including pedestrians, people with mobility problems, cyclists, public transport and private car travel.</p>		
<p>Policy TR-P3</p>	<p>An Efficient and Economic Transport Network</p> <p>The development, operation, maintenance and upgrading of the transport network will increase the economic vitality of the District by:</p> <ol style="list-style-type: none"> 1. promoting reliable access to basic social, civic and day to day services (such as health services, schools and local shopping facilities) consistent with the transport network hierarchy maps, District Plan Maps; 2. promoting timely and reliable access of freight and goods for processing and markets, without compromising the amenity of living and other sensitive activities; and 3. promoting reliable access of workers to employment, with a priority placed on local employment access but a recognition of links with regional employment. 	Y	<p>The local centre provides local services reducing travel demands for daily services. The roading network promotes reliable access to services and employment with the ITA demonstrating that the proposal can be accommodated within the existing road network.</p>
<p>Policy TR-P4</p>	<p>Effects of Transport on Land Use/Development</p> <p>The potential adverse effects of development, operation, maintenance and upgrading of the transport network on land use and development will be avoided, remedied or mitigated by:</p> <ol style="list-style-type: none"> 1. ensuring that new habitable buildings and future noise sensitive activities within close proximity to roads identified as a transportation noise effect route and the rail corridor as identified on District Plan Maps are protected from the adverse effects of road traffic and rail noise; 2. avoiding the significant adverse effects of earthworks associated with the transport network; 3. ensuring that development of the transport network will: 	Y	<p>Consistency with the policy is achieved. Allotments within 80m of the Expressway will be treated to achieve insulation and ventilation requirements specified in the District Plan.</p> <p>Construction effects will be managed through a CEMP and CTMP. New roading construction associated with the proposal, outside of the site, is negligible. Only an upgrade to the existing Peka Peka Road access is necessary, along with a smaller connection to Paetawa Road. Amenity impacts of the internal road network are addressed through the road hierarchy design, alongside comprehensive and integrated landscaping.</p>

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> a. minimise degradation of amenity values; b. avoid unacceptable levels of noise and vibration, including from strategic arterial routes; c. minimise disruption or destruction of plant and wildlife habitats; d. seek to avoid adverse effects on historic heritage, and where avoidance is not practicable, any adverse effects are remedied or mitigated; e. minimise community severance and other social effects; f. minimise loss of productive land and loss of private property; g. minimise pollution of water resources (e.g., stormwater quality and quantity, increased siltation of waterbodies due to road construction, disruption of waterbodies through the use of culverts and piping which can affect fish migration); h. avoid unacceptable levels of emissions to air; and i. minimise adverse effects on pedestrian and cyclist safety and amenity including availability and safety of walkways, footpaths, cycle lanes, tracks, level and impacts of weather 		

Provision	Description	Y/N/P	Assessment
	protection (including shade).		
Policy TR-P5	<p>Effects of Land use on Transport</p> <p>The potential adverse effects on the transport network from development and subdivision will be avoided, remedied or mitigated by identifying both the key existing transport routes and proposed transport routes likely to be required long term as part of the District's transport network and having regard to these when considering applications for subdivision or development.</p>	Y	<p>The ITA confirms no adverse effects on the existing transport network beyond those accommodated within residual capacity. Future transport route connections are provided for in the masterplan.</p>
Policy TR-P6	<p>Safety</p> <p>The safety of all transport users will be enhanced during the development, operation, maintenance and upgrading of the transport network, by:</p> <ol style="list-style-type: none"> 1. implementing the principles set out in Appendix 6 - Crime Prevention Through Environmental Design (CPTED) Guidelines; 2. requiring that all developments provide for safe vehicular and pedestrian access, and have adequate visibility (sight lines); 3. requiring all developments to have safe connections to the wider transport network; and 4. requiring adequate visibility and sight lines for level crossings. 	Y	<p>A Safe System Audit is proposed as a condition of consent. All intersections and access points are designed to meet KCDC requirements. CPTED principles are applied in the streetscape design.</p>
Policy TR-P7	<p>Cycling, Walking and Bridleway Links and Safety</p> <p>Subdivision, use and development will be as far as practicable, located and designed to make walking, cycling and the use of bridleways safer, more enjoyable and convenient in accordance with the Crime Prevention Through Environmental Design (CPTED) Guidelines set out in Appendix 6 and the following principles:</p> <ol style="list-style-type: none"> 1. new street linkages will provide safe pedestrian access to shops and services and public transport nodes; 2. subdivision and development will: <ol style="list-style-type: none"> a. enable cycle and pedestrian routes, both on and off road, which offer good continuity; 	Y	<p>The proposal comprehensively provides for cycling and walking linkages, including to the existing CWB.</p> <p>Separated cycle lanes are provided on the primary connector road, along with shared paths on secondary connectors. Off-road paths build on this network and block sizes have been designed to maximise walkability.</p>

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> b. avoid large blocks that severe connectivity; and c. consider opportunities to provide bridleways in suitable locations; and 3. development will provide for convenient cycle parking facilities in centres; and 4. pedestrian and cycle routes will have well designed and built facilities including surface conditions, lighting, signage and passive surveillance from adjacent development. 		
Policy TR-P8A	<p>Cycle Parking</p> <p>All new subdivision and development shall provide for safe, sufficient, and appropriately located on-site cycle parking facilities.</p>	Y	Cycle parking can be provided to achieve District Plan standards.
Hazards and Risks — Natural Hazards Policies (NH)			
Policy NH-P2	<p>Risk Based Approach</p> <p>A risk based, all hazards approach will be taken to subdivision, land use, and development within areas subject to the following natural hazards:</p> <ul style="list-style-type: none"> 1. flood hazards; 2. earthquake hazards; and 3. fire hazards. <p>Hazard categories will be developed for flood and seismic hazards to guide decision making and help minimise potential harm to people and damage to property due to these hazards, while allowing appropriate use.</p>	Y	<p>A risk-based approach is applied to all hazard categories. The Flooding Assessment and Geotechnical Assessment address flood, seismic and geotechnical hazards.</p> <p>The conclusion of those assessment is that hazard risk is low and can be appropriately managed through the design and conditions.</p>
Policy NH-P3	<p>Managing Activities in Natural Hazard Prone Areas</p> <p>In areas identified on the District Plan Maps, new subdivision, use and development will be managed in a way that avoids increasing risks from natural hazards. Subdivision, use and development will be allowed only where it can be shown that any potential increase in risk exposure on or beyond the land itself has been avoided, remedied or mitigated.</p>	Y	Management of flood hazards accords with this policy.
Policy NH-P4	<p>Precautionary Approach</p> <p>A precautionary approach will be taken to the management of risks from hazards that may impact on subdivision, use and development, where there is uncertainty about the potential effects and where the effects are potentially significantly adverse.</p>	Y	A precautionary approach is adopted in the Flooding Assessment (including climate change margin and sensitivity testing) and Geotechnical Assessment (conservative assumptions for peat-based foundation conditions).

Provision	Description	Y/N/P	Assessment
Policy NH-P5	<p>Protect via Natural Buffers</p> <p>Natural features that have the effect of reducing hazard risk by buffering development from the effects of natural hazards will be protected through:</p> <ol style="list-style-type: none"> development controls, including the use of minimum setbacks, from rivers and streams for new and relocated buildings (excluding minor buildings); and undertaking and encouraging restoration of such natural features. 	Y	Riparian setbacks are provided. Wetland and dune restoration enhances natural hazard buffers.
Policy NH-P6	<p>Public Open Space</p> <p>The potential to mitigate natural hazards and climate change impacts will be considered in relation to the provision, acquisition and development of new land for public open spaces and reserves.</p>	Y	The extensive open space network including wetland restoration areas and dune open space provides natural hazard mitigation through flood storage, erosion protection and climate resilience.
Policy NH-P7	<p>Emergency Management</p> <p>Preparation for the effects of natural hazard events will be encouraged through emergency management programmes and procedures, and voluntary action.</p>	Y	As relevant to this application, the proposal provides for flood free access within the Site.
Policy NH-FLOOD-P10	<p>Flood and Erosion Free Building Areas</p> <p>All new allotments must have flood and erosion-free building (excluding minor buildings) areas based on 1% AEP flood modelling.</p>	Y	All allotments have flood and erosion-free building areas confirmed for 1% AEP modelling with climate change allowance to 2130.
Policy NH-FLOOD-P11	<p>Flood Risk Levels</p> <p>A higher level of control on subdivision, use and development will be applied within river corridors, stream corridors, overflow paths and residual overflow path areas. A generally lesser level of restriction on subdivision, use and development will be applied in ponding, residual ponding, shallow surface flow, flood storage and fill control areas.</p>	Y	Development occurs on areas raised above the mapped ponding extent. Development is clear of stream corridors. There are no overflow paths mapped on the site.
Policy NH-FLOOD-P12	<p>High Hazard Areas</p> <p>Development in the river corridor, stream corridor, overflow path, and residual overflow path areas will be avoided unless the 1% AEP hazard can be mitigated on-site to avoid damage to property or harm to people, and the following criteria are met:</p> <ol style="list-style-type: none"> no increase in flood flow or level on adjoining sites or other parts of the floodplain; no reduction in storage capacity on-site; and 	Y	Development in high hazard areas is avoided by the proposal.

Provision	Description	Y/N/P	Assessment
	<p>3. all flow corridors or overflow paths are kept clear to allow flood waters to flow freely at all times.</p>		
<p>Policy NH-FLOOD-P13</p>	<p>Ponding, Residual Ponding, Shallow Surface Flow, Flood Storage and Fill Control Areas</p> <p>When assessing applications for subdivision, use or development within a ponding, residual ponding, shallow surface flow, flood storage or fill control area, consider the following:</p> <ol style="list-style-type: none"> 1. the effects of the development on existing flood mitigation structures; 2. the effects of the development on the flood hazard – in particular flood levels and flow; 3. whether the development redirects floodwater onto adjoining sites or other parts of the floodplain; 4. whether access to the subject site will adversely affect the flood hazard; 5. the extent to which buildings (excluding minor buildings) can be located on areas of the site not subject to flooding; and 6. whether any subdivision or development will or may result in damage to property or harm to people. 	Y	<p>The proposed design, as confirmed in the accompanying Flood Hazard Assessment, appropriately manages potential flooding effects from the mapped ponding areas on the site.</p>
<p>Policy NH-EQ-P17</p>	<p>Liquefaction Prone Land</p> <p>When assessing applications for subdivisions which are located on sandy, alluvial or peat soils, a risk management approach shall be adopted and Council will consider a range of matters that seek to reduce the risk to people and property, including:</p> <ol style="list-style-type: none"> 1. geotechnical information from a suitably qualified person on liquefaction provided with any subdivision application; 2. the intensity of the subdivision and nature of future development of the allotment; and 3. the risk to people and property posed by the liquefaction hazard and the extent to which the activity could increase the risk posed by the natural hazard. <p>These investigations may result in identifying that some allotments are not suitable for development and</p>	Y	<p>The Geotechnical Assessment addresses liquefaction risk on peat and sandy soils. Further investigations, where necessary, are secured by consent conditions. Foundation design recommendations are also secured by conditions. Highest-risk areas are identified and managed through appropriate foundation systems.</p> <p>The Geotechnical Assessment has not concluded that the proposal, or any aspect of it, is unsuitable for development.</p>

Provision	Description	Y/N/P	Assessment
	any such proposal would be declined.		
Policy NH-EQ-P18	<p>Tsunami</p> <p>Residents will be warned to evacuate high risk areas prior to an anticipated distant source tsunami event and recommended to self evacuate in the event of a local earthquake. There will be no regulatory controls placed on development in high risk areas for tsunami in this Plan.</p>	Y	The site is not within a high-risk tsunami zone. Emergency management provisions address tsunami risk.
Policy NH-FIRE-P19	<p>Fire Hazards</p> <p>Risks to people and property from fire hazards will be minimised by:</p> <ul style="list-style-type: none"> requiring plantation forestry and forestry harvesting activities in rural, open space, and natural open space zones to be designed to enable quick response to fire; requiring subdivision, use and development in rural zones to provide water for firefighting; and requiring access and adequate firefighting water supplies to be provided for fire appliances in all zones. 	Y	Water supply for firefighting is confirmed and provided for by consent condition. Emergency vehicle access is designed into the road network.
Historical and Cultural Values Policies (HH)			
Policy HH-P4	<p>Protection of Historic Heritage</p> <p>Subdivision, development and land use affecting the District's historic heritage will be managed in a way that protects historic heritage values from adverse effects.</p>	Y	Archaeological sites identified and will be managed through the archaeological authority process. A condition of consent is provided to address Accidental Discovery.
Policy HH-P6	<p>Additions, Alterations, Relocation, Demolition, Partial Demolition and Destruction of Historic Heritage Features</p> <ol style="list-style-type: none"> 1. Demolition, partial demolition, or destruction will be avoided for historic heritage, excluding notable trees, which meets both of the following: <ol style="list-style-type: none"> a. it is a Category 1 or 2 item on the New Zealand Heritage List Rārangī Kōrero; and b. it is a scheduled historic building or structure, scheduled historic site, scheduled historic area, or waahi tapu and other places and areas significant to Māori. 2. Relocation will be avoided for historic heritage which meets both of the following: <ol style="list-style-type: none"> a. it is a Category 1 item on the New Zealand Heritage List Rārangī Kōrero; and 	N/A	No scheduled historic buildings, structures or heritage areas are located within the development footprint. This policy is not directly engaged.

Provision	Description	Y/N/P	Assessment
	<ul style="list-style-type: none"> <li data-bbox="336 188 679 383">b. it is a scheduled historic building or structure, scheduled historic site, scheduled historic area, or waahi tapu and other places and areas significant to Māori. <li data-bbox="336 389 679 719">3. The appropriateness of relocation, demolition, partial demolition, or destruction of any scheduled historic building or structure, scheduled historic site, or scheduled historic area, which is not covered by (1) and (2) above, will be considered using the assessment criteria in this policy. <li data-bbox="336 725 679 913">4. Alterations and additions to scheduled historic buildings are appropriate to maintain the continuity of use, or provide for new uses where the alteration or additions: <ul style="list-style-type: none"> <li data-bbox="336 920 679 1003">a. are necessary to ensure liveability and utility is retained; <li data-bbox="336 1010 679 1061">b. retain historic heritage values; and <li data-bbox="336 1068 679 1151">c. will secure the long term viability and retention of the place. <li data-bbox="336 1158 679 1317">5. In any assessment of resource consent applications relating to the activities in 1, 2, 3 and 4 above, the following matters will be considered: <ul style="list-style-type: none"> <li data-bbox="336 1323 679 1599">a. the degree to which historic heritage values will be irreversibly lost, damaged, destroyed or enhanced and whether the relationships between distinct elements of the historic heritage and its surroundings (if relevant) will be maintained; <li data-bbox="336 1606 679 1742">b. the opportunities to remedy or mitigate any proposed or previous damage to historic heritage values; <li data-bbox="336 1749 679 1854">c. the importance attributed to the historic heritage feature by the wider community; <li data-bbox="336 1861 679 1944">d. whether the activity will lead to cumulative adverse effects on historic heritage; <li data-bbox="336 1951 679 2087">e. the degree to which public interpretation of historic heritage is enhanced by the proposed activities, in accordance with relevant 		

Provision	Description	Y/N/P	Assessment
	<p>cultural protocols and without effects on the tangible or intangible historic heritage values;</p> <p>f. the immediate risk to public safety or any other historic heritage if activity/works are not undertaken, such as the risk to life in the case of earthquake;</p> <p>g. registration and the reasons for registration on the New Zealand Heritage List Rārangī Kōrero (if applicable);</p> <p>h. policies of any conservation plan and heritage inventory relating to the historic heritage;</p> <p>i. whether the item is a danger to public safety and repair is not the best practicable option. In determining that repair is not the best practicable option, regard will be given to:</p> <p>i. the economics of a range of reasonably practicable options; and</p> <p>ii. ensuring that every reasonable alternative has been considered to minimise the effect on historic heritage values.</p> <p>6. Consideration will also be given to:</p> <p>a. recommendations made by Heritage New Zealand Pouhere Taonga and any suitably qualified expert in heritage identification and management;</p> <p>b. for waahi tapu sites or sites of significance to Māori, the outcome of consultation with the relevant iwi authority; and</p> <p>c. the conservation principles set out in the International Council on Monuments and Sites (ICOMOS) New Zealand Charter 2010.</p>		
Policy HH-P7	<p>Unidentified Historic Heritage</p> <p>A precautionary approach will be taken to protecting unidentified historic heritage. Where no archaeological authority is in place and previously unidentified historic heritage is discovered, then work will be immediately stopped until the significance is assessed and adverse effects can be appropriately avoided or mitigated. The Accidental Discovery Protocol,</p>	Y	<p>An Accidental Discovery Protocol is proposed as a condition of consent. All cut earthworks will be archaeologically monitored. The potential for unidentified archaeological sites in the dune areas is identified and managed.</p>

Provision	Description	Y/N/P	Assessment
	<p>as set out in HH-Table 1, will be followed in all development.</p> <p>The Council will maintain publicly available information to highlight areas where there is a higher risk of unidentified historic heritage being encountered.</p>		
<p>Policy HH-P9</p>	<p>Subdivision Involving Historic Heritage</p> <p>Historic heritage will be protected from inappropriate subdivision.</p> <p>Where any subdivision is proposed on subject sites containing historic heritage features, specific consideration will be given to the following matters:</p> <p>whether the subdivision will create an allotment pattern that maintains or reinforces the integrity of the historic heritage and the character of the surrounding area;</p> <p>whether the subdivision will create allotment or allotments of a size and dimension that can accommodate new development that will complement the historic heritage subject site;</p> <p>whether new buildings can be sited and set back so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the historic heritage;</p> <p>whether the subdivision would positively contribute to, or detract from, historic heritage values;</p> <p>whether the subdivision will have an adverse effect on the ongoing and coherent management and maintenance of the historic heritage and its surroundings; and</p> <p>whether a consent notice or other legal mechanism is required to protect the historic heritage values.</p>	<p>Y</p>	<p>No scheduled historic heritage features require protection through the subdivision design. Archaeological sites will be managed through the Archaeological Authority process.</p>
<p>Natural Environment Values — Ecosystems and Indigenous Biodiversity Policies (ECO)</p>			
<p>Policy ECO-P2</p>	<p>Management Approach to Biodiversity Protection</p> <p>Adverse effects, including cumulative effects, from subdivision, use and development on significant indigenous vegetation, and significant habitats of indigenous fauna including aquatic ecosystems will be avoided, or where it cannot be avoided, remedied or mitigated in order to maintain the values and characteristics of the significant indigenous vegetation, and significant habitats of indigenous fauna, including by:</p> <ol style="list-style-type: none"> 1. avoiding where practicable the modification of significant indigenous vegetation, in particular all 	<p>Y</p>	<p>The supporting EEA provides a comprehensive assessment of ecological impacts, and the management approach to those effects. Mitigation, offsetting and enhancement works will achieve consistency with the policy.</p> <p>Earthworks will be managed to appropriately address erosion and sediment effects.</p>

Provision	Description	Y/N/P	Assessment
	<p>indigenous vegetation within ecological sites;</p> <ol style="list-style-type: none"> 2. managing land use activities resulting in increased sediment and contaminant levels of surface water, including storm water, to reduce the likelihood of aquatic ecosystems being detrimentally affected; 3. creating and maintaining appropriate buffers around ecological sites, key indigenous trees and rare and threatened vegetation species, significant habitats of indigenous fauna including aquatic ecosystems to ensure that wider ecological processes are considered when making decisions about applications for subdivision and land use consent; 4. preventing where practicable the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; 5. enabling pest and weed management and passive recreational activities within ecological sites including the associated construction and maintenance of tracks (where the biodiversity gains from pest control will outweigh the loss of significant indigenous vegetation from track construction) and the construction and maintenance of fences at the margins of ecological sites; 6. providing for appropriate trimming of indigenous vegetation while avoiding inappropriate trimming of significant indigenous vegetation. 7. ensuring that subdivision which creates allotments which are entirely within an ecological site or which necessitate modification of any key indigenous tree species or rare and threatened vegetation species protects the values and characteristics of those areas. 8. ensuring that subdivision which creates boundaries that cut through any 		

Provision	Description	Y/N/P	Assessment
	ecological site, or any key indigenous tree species or rare and threatened vegetation species, protects the values and characteristics of those areas.		
Policy ECO-P3	Maintenance of indigenous biodiversity Subdivision, land use and development shall be undertaken in a manner to maintain indigenous biodiversity within large areas of contiguous indigenous vegetation and riparian and coastal vegetation.	Y	Indigenous biodiversity in large contiguous areas (Te Harakeke Swamp complex) is maintained by avoidance. Riparian vegetation is significantly enhanced through the proposal.
Policy ECO-P4	Enhancement Where a subdivision or development is undertaken on land containing rare and threatened vegetation species, or an ecological site, enhancement of the ecological site or rare and threatened vegetation species will be encouraged.	Y	Enhancement of ecological sites is a primary component of the proposal. Dune restoration, wetland creation and enrichment planting directly address the requirement to enhance the ecological values of the site.
Policy ECO-P5	Tangata Whenua To enable tangata whenua to maintain and enhance their traditional relationship with the natural environment, while: <ol style="list-style-type: none"> supporting the enhancement of the mauri of aquatic environments; and having particular regard to the exercise of kaitiakitanga by tangata whenua in the management of the District's resources. 	Y	The proposed ecological components of the proposal will support the enhancement of the mauri of aquatic ecosystems. Tangata whenua input, secured by way of conditions, into ecological enhancement planning and works, further addresses consistency with this policy.
Natural Features and Landscapes Policies (NFL)			
Policy NFL-P2	Special Amenity Landscapes Subdivision, use and development in special amenity landscapes will be located, designed and of scale and character that maintains or enhances the values of the landscape areas identified in Schedule 5 of this Plan and taking into account existing land uses including primary production. Note: There are no rules relating specifically to special amenity landscapes. However, where discretionary or non-complying activity resource consents are required under rules of other Chapters of this Plan, and where the activities are located within special amenity landscapes, the proposed activities will be assessed in terms of their consistency with NFL-P2.	Y	The LVEA assessment considers that the design of the proposal, maintain the ridgeline as open space, coupled with specific controls that are secured through conditions, appropriately maintain the identified values of the special amenity landscape.

Provision	Description	Y/N/P	Assessment
General District-Wide Matters — Coastal Environment Policies (CE)			
Policy CE-P1	<p>Coastal Environment Characteristics</p> <p>Recognise the extent and characteristics of the coastal environment including:</p> <ol style="list-style-type: none"> 1. areas or landforms dominated by coastal vegetation or habitat of indigenous coastal species; 2. landform affected by active coastal processes, excluding tsunamis; 3. elements or features, including coastal escarpments, that contribute to the natural character, landscape, visual quality or amenity value of the coast; and 4. sites, structures, places or areas of historic heritage value adjacent to, or connected with, the coast, which derive their heritage value from a coastal location. 	Y	The extent and characteristics of the coastal environment are identified in the LVEA. The proposal responds to coastal environment characteristics through dune retention, ecological restoration and heritage management.
Policy CE-P3	<p>Preservation of Natural Character</p> <p>Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by:</p> <ol style="list-style-type: none"> 1. avoiding adverse effects of activities on natural character in areas of outstanding natural character; 2. avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment; 3. reinstating dunes which function as natural buffers where practicable; 4. providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access; 5. regulating encroachment of permanent structures and private uses onto the beach or public land; 6. removing existing unnecessary structures and associated waste materials from the beach; and 7. retaining a natural beach and foreshore including a 	Y	As discussed above in considering the NZCPS, the proposal will not adversely impact upon natural character values.

Provision	Description	Y/N/P	Assessment
	dry sand beach where practicable.		
Policy CE-P4	<p>Restore Natural Character</p> <p>Promote restoration of the natural character of the coastal environment where practicable, by:</p> <ol style="list-style-type: none"> 1. creating or enhancing indigenous habitats and ecosystems, using local genetic stock; 2. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests; 3. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes; 4. restoring and protecting riparian and intertidal margins; 5. removing redundant coastal structures and materials that do not have heritage or amenity values; or 6. redesign of structures that interfere with ecosystem processes. 	Y	The proposal supports the restoration of natural character through a range of comprehensive habitat enhancement activities that support this policy.
Policy CE-P5	<p>Amenity and Public Access</p> <p>Maintain and enhance amenity values in the coastal environment, such as open space and scenic values, and provide opportunities for recreation and the enjoyment of the coast, including the enjoyment of a high tide dry beach by the public. Public access to and along the coast will be maintained and enhanced while minimising any significant adverse effects on the public's use and enjoyment of the coast.</p>	Y	The proposal supports access to through the site to the coastal environment that aligns with this policy.
Policy CE-P6	<p>Natural Coastal Processes</p> <p>Natural shoreline movement will be accommodated where practicable and the resilience of coastal communities will be increased by using best practice coastal management options, including:</p> <ol style="list-style-type: none"> 1. dune management; 2. inlet management; and 3. engineering measures. 	Y	Natural dune and coastal processes will be maintained through dune retention and restoration. No hard coastal engineering impeding natural processes is proposed.
Policy CE-P7	<p>Natural Dunes</p> <p>Natural dune systems will be protected and enhanced (including through restoration) and natural dune function will be enabled where practicable.</p>	Y	The dune formation is retained as open space with active ecological restoration. Natural dune processes will be enhanced through sand-stabilisation planting and pest control.

Earthworks Policy (EW)

Provision	Description	Y/N/P	Assessment
Policy EW-P1	<p>Earthworks</p> <p>Earthworks activities excluding extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESPF will:</p> <ol style="list-style-type: none"> 1. be managed to protect geological features identified in Schedule 6 from disturbance; and 2. be sympathetically located and of a scale that protects the values of outstanding natural features and landscapes identified in Schedule 4; and 3. avoid or mitigate erosion and off-site silt and sediment runoff to the Council's reticulated stormwater system and waterbodies; and 4. be managed to ensure adverse effects on natural landforms, residential amenity values and rural character values are remedied or mitigated. <p>This policy does not apply to extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESPF.</p>	Y	<p>Schedule 4 lists outstanding natural features and landscapes and does not apply to the site. Nor do any geological features in Schedule 6.</p> <p>Erosion and sediment effects will be thoroughly managed and the LVEA assesses the earthworks as having an acceptable level of effect on landform.</p>
Financial Contributions Policies (FC)			
Policy FC-P1	<p>Provision of Reserves and Public Open Spaces</p> <p>A financial contribution based on Residential Unit Equivalent (RUE) will be required for all granted land use and subdivision consents and as a requirement for permitted land use activities where it is determined they will increase the demand for reserves and public open spaces within the District and a financial or development contribution has not already been taken for the same development, purpose, and at the same level and intensity of development.</p> <p>Council will use the contribution for reserves and public open spaces to:</p> <ol style="list-style-type: none"> 1. contribute to District-wide facilities, and 2. address deficits within the District, and 3. undertake improvements to existing reserves and public open spaces. <p>The level of financial contribution that is required reflects the demands on and costs of acquiring</p>	Y	<p>Financial contributions for reserves will be addressed through the development contribution framework and the Development Agreement with KCDC.</p>

Provision	Description	Y/N/P	Assessment
	<p>and improving reserves and public open space are as follows:</p> <ol style="list-style-type: none"> 1. the urban RUE value provides for the achievement of Policies UFD-P7 and UFD-P8; 2. the Ōtaki urban RUE value, set at 67% of the Urban value, recognises the lower land values compared to the rest of the District; and 3. the rural RUE value, set at 50% of the Urban value, recognises that rural areas generally have less need for or immediate access to local and neighbourhood parks. <p>Council will apply credits in particular circumstances.</p>		
Policy FC-P2	<p>Provision of Infrastructure A financial contribution may be required for any land use or subdivision application that results in the need to upgrade infrastructure beyond the subject site that the resource consent applies to. The extent and value of any particular financial contribution payable will be in proportion to:</p> <ol style="list-style-type: none"> 1. the extent to which the financial contribution avoids, remedies or mitigates any on-site and off-site adverse environmental effects caused by the subdivision, land use or development. 2. the extent to which the adverse environmental effects of the subdivision, land use or development are off-set by the positive environmental effects of the type of infrastructure. 3. the amount of financial or development contribution already taken for the same development, purpose, and at the same level and intensity of development. 	Y	Infrastructure upgrade requirements and their funding will be addressed through a Development Agreement with KCDC.
Policy FC-P3	<p>Financial contributions to offset or compensate for adverse effects A financial contribution may be required for any land use or subdivision application to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.</p>	Y	It is not considered that a matter raised by Policy FC-P3 arises in respect of this proposal.
Noise Policies (NOISE)			

Provision	Description	Y/N/P	Assessment
Policy NOISE-P1	<p>Managing Amenity</p> <p>Noise resulting from land use and development (including fixed plant) will be managed or minimised to achieve an appropriate level of amenity in each zone while acknowledging the primary activities and character in each zone.</p>	Y	<p>Conditions of consent manage commercial noise from the local centre using Local Centre Zone standards. Construction noise standards will be complied with. Reverse sensitivity noise from the Expressway is addressed through insulation and ventilation requirements.</p>
Policy NOISE-P2	<p>Noise Sensitive Activities</p> <p>Community health and welfare will be maintained and enhanced through appropriate noise limits and through avoiding or managing the location of noise sensitive activities close to land zoned, designated or used for noisy activities.</p>	Y	<p>Noise sensitive activities within 80 m of the Expressway are required to meet insulation and ventilation standards under Rule NOISE-R14. Conditions require acoustic treatment for noise sensitive activities co-locating within the local centre.</p>
Policy NOISE-P4	<p>Noise from the Transport Network</p> <p>All noise sensitive activities in close proximity to a transportation noise effect route or the designated rail corridor must be protected by the building owner from adverse effects of noise through the adoption of acoustic mitigation measures.</p>	Y	<p>Consent notices on affected titles require compliance with noise insulation and ventilation standards for the Expressway corridor.</p>
Policy NOISE-P6	<p>Noise Assessment Criteria</p> <p>In considering resource consent applications for activities which do not meet the permitted noise standards, the Council will have regard to the following matters to determine the appropriateness or otherwise of the proposed activity:</p> <ol style="list-style-type: none"> 1. the nature of any measures to reduce noise or mitigate noise levels and the degree to which they are likely to be successful, including: <ol style="list-style-type: none"> a. measures to reduce noise at source including acoustic insulation and enclosure of sources; b. alternative techniques or machinery which may be available; c. adequate mounding or screen fencing/walls; and d. hours of operation; 2. the length of time for which specified noise levels will be exceeded, particularly at night, with regard to likely disturbance that may be caused; 3. the potential for cumulative noise effects to result in an adverse outcome for receivers of noise; 4. the likely adverse impacts of noise generating activities both on and beyond the subject site, 	Y	<p>The supplied assessment addresses all P6 criteria. Construction noise will comply with NZS6803:1999. Where compliance requires management at close receivers, a Construction Noise Management Plan is proposed as a condition.</p>

Provision	Description	Y/N/P	Assessment
	<p>on-site visitors, users of business premises, or on public places in the vicinity;</p> <p>5. the extent to which the noise may detract from enjoyment of any recreation or reserve area;</p> <p>6. the level, character, duration, timing, and frequency of noise to be generated and the degree to which this will contrast with the characteristics of the existing noise environment and the impact of any cumulative increase;</p> <p>7. the value and nature of entertainment activities and their benefit to the wider community while having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative subject sites; and</p> <p>8. the extent to which achieving the relevant limits is practicable where the existing noise environment is subject to significant noise intrusion from road, rail or air transport activities.</p>		
General Rural Zone Policies (GRUZ)			
Policy GRUZ-P1	<p>Primary Production</p> <p>Primary production activities will be provided for as the principal use in the District's Rural Zones where adverse effects on the environment are avoided, remedied or mitigated and the life-supporting capacity of air, water, soil and ecosystems is safeguarded.</p>	N	<p>The proposal replaces primary production with urban development. This is an inherent tension given the rural zone classification. The productive potential of those sections of the site that are LUC3 land is severely constrained as confirmed by the AgFirst Assessment. While not consistent with this policy, the FTAA framework and significant regional benefits of the proposal justify granting of the consent.</p>
Policy GRUZ-P2	<p>Rural Character</p> <p>Subdivision, use and development in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:</p> <ol style="list-style-type: none"> 1. the general sense of openness; 2. natural landforms; 3. overall low density of development; and 4. the predominance of primary production activities. 	N	<p>Urban development will fundamentally change the rural character of the site. This is an acknowledged and unavoidable tension with rural zone character policies given the urban development outcome sought.</p> <p>Nevertheless, the proposal has considered its interface with surrounding properties and has proposed a range of measures to appropriately integrate into the environment and to respond to adjoining properties.</p> <p>Relatedly, retention of the dune ridgetop area and widespread ecological restoration further mitigate character effects at the periphery of the site.</p>
Policy GRUZ-P5	<p>Management of Conflicting Uses</p> <p>Manage the interface between activities on adjoining sites in the</p>	P	<p>The masterplan design manages the interface between the development and adjoining rural/residential land uses.</p>

Provision	Description	Y/N/P	Assessment
	Rural Zones in order to avoid, remedy or mitigate adverse effects on amenity values and on the effective and efficient operation of rural activities.		Transitional lot sizes and setback controls address interface effects that occur between an urban and rural land use.
Policy GRUZ-P6	Sensitive Activities Ensure that new sensitive activities establishing in the Rural Zones are designed and located to avoid, remedy or mitigate potential reverse sensitivity effects on primary production activities, and other lawfully established activities.	Y	The proposal manages reverse sensitivity on surrounding rural activities. The development's interface with rural land to the west and north is addressed through the masterplan design and edge treatment approach. The surrounding rural development is primarily lifestyle block development that does not give rise to reverse sensitivity effects as compared to, for example, intensive farming activity.
Policy GRUZ-P7	Growth Management Avoid the use of land in the General Rural Zone for urban development or rural lifestyle development where such a proposal would: <ol style="list-style-type: none"> 1. compromise the use and productive potential of land for primary production activities; 2. compromise the District's ability to maintain a consolidated urban form in existing urban areas; 3. compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements; 4. adversely affect the vitality of the District's Centre Zones; 5. make inefficient use of the transport network; or 6. increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity. 	P	The proposal involves urban development in the General Rural Zone. However, impacts on the productive potential impacts of the site are addressed in the AgFirst Assessment which concludes that the site is significantly constrained. Consolidated urban form is supported with the proposal adjoining the existing Peka Peka urban area and being in very close proximity to the Waikanae urban area. The proposal will not adversely impact the vitality of existing centres given the limited extent and function proposed for the local centre on the site. The proposal would not inefficiently use the transport network and the proposal can be appropriately serviced, in line with the Council's planned infrastructure investment.
Policy GRUZ-P9	Residential Units and Buildings (excluding minor buildings) New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including: <ol style="list-style-type: none"> 1. limiting the number of residential units and minor residential units to one of each per subject site, except for papakāinga and where Development 	N	The proposal involves 1,181–1,201 residential units, far exceeding what is provided for by the existing rural zoning. This is an acknowledged facet of the proposal resulting from the underlying zoning. Nevertheless, the proposal is assessed as providing for significant regional benefits and appropriately addressing adverse impacts in a manner that does not give rise to significant adverse impacts.

Provision	Description	Y/N/P	Assessment
	<p>Incentive Guidelines are complied with;</p> <ol style="list-style-type: none"> 2. managing the location and scale of buildings (excluding minor buildings); and 3. recognising the operational requirements for buildings (excluding minor buildings) that are ancillary to primary production activities. 		
<p>Policy GRUZ-P10</p>	<p>Rural Dunes Precinct Subdivision, use and development in the Rural Dunes Precinct will be undertaken in a manner which:</p> <ol style="list-style-type: none"> 1. supports the primary production activity focus of the Rural Zones while protecting the valued landforms and ecological character, including dunes and wetlands of the Precinct; 2. retains an overall low density scale and intensity to retain an overall rural character; 3. avoids activities, such as industrial, commercial or retail activities which are not ancillary activities to primary production activities; 4. ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected; 5. clusters development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform; 6. locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges; 7. provides areas which are capable of accommodating a primary residential building which is not at risk from identified natural hazards; and 8. encourages increases in biodiversity, water quality and energy efficiency. 	<p>P</p>	<p>While the proposal retains the dune ridgeline formation, avoids built development on it, and provides for open space within it, the proposal only achieves partial consistency with this policy due to the inherent density of the proposal and due to the commercial activity proposed.</p> <p>Consistency is achieved with matters relating to natural hazard risk, ecological enhancement and water quality outcomes.</p>
<p>Policy GRUZ-P11</p>	<p>Rural Eco Hamlet Precinct Subdivision, use and development in the Rural Eco-Hamlet Precinct must be undertaken in accordance with structure plans approved by</p>	<p>P</p>	<p>The southern edge of the site falls within the Rural Eco Hamlet Precinct.</p> <p>The proposal achieves consistency with some aspects of the policy including matters 14, 15 and 16.</p>

Provision	Description	Y/N/P	Assessment
	<p>way of changes to the District Plan, and be consistent with the following principles:</p> <ol style="list-style-type: none"> 1. ensure that eco-hamlets and associated buildings (excluding minor buildings) are designed and located to minimise landform modification; 2. buildings, roads and structures are located so that they minimise disturbance to the existing landforms and natural features including general contours and prominent landforms, areas of native bush, wetlands, streams and their margins; 3. buildings (excluding minor buildings) are designed and oriented to maximise water and energy efficiency while ensuring public health is maintained; 4. the use of renewable electricity generation activities is encouraged; 5. building design / building form reflects local character; 6. open space and rural character are protected and enhanced by maintaining an appropriate overall low density and ratio of development intensity to open space; 7. consideration is given to minimising light pollution; 8. the productive potential of rural land is maintained through the retention of larger balance area allotments; 9. any development is designed to create a sense of community and to provide a safe and accessible environment for pedestrians and cyclists; 10. stormwater treatment and management systems are designed to integrate into the landscape to minimise stormwater runoff resulting from development; 11. any development and subdivision ensures that individual allotments are landscaped and planted in a manner that: reduces the visual bulk of buildings (excluding minor buildings); integrates buildings (excluding minor buildings) into the 		<p>However, the density and yield of the proposal cause inconsistency with matters 2, 5 and 6 for example.</p> <p>The proposal is therefore assessed as being consistent in part with the policy.</p>

Provision	Description	Y/N/P	Assessment
	<p>landscape; provides shade and windbreaks; and maintains visual privacy;</p> <p>12. limits linear planting, including hedges and shelter belts, along site boundaries;</p> <p>13. maintains sufficient separation distance between vegetation and regionally significant infrastructure;</p> <p>14. any development maintains the ecological health of waterbodies, wetlands and aquatic habitats, and retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the zone;</p> <p>15. development provides for walkable communities with generous provision for walking, cycling and horse riding trails, including non-motorised access along watercourses and open space areas; and</p> <p>16. buildings (excluding minor buildings) and subject site accesses are designed and built so that they are free from flooding. Design solutions must, where possible, use soft engineering to be consistent with the Land Development Minimum Requirements.</p> <p>This policy does not apply to papakāinga.</p>		
<p>Policy GRUZ-P12</p>	<p>Ngārara Precinct</p> <p>Ensure that development in the Ngārara Precinct enables connections to and integration with other land in the Rural Eco-Hamlet Precinct, incorporates the principles outlined in GRUZ-P11, is developed in accordance with the Ngārara Precinct Structure Plan (Appendix 10) and Ngārara Precinct Management Principles (Appendix 11) and is consistent with the following principles:</p> <ol style="list-style-type: none"> 1. efficient use is made of infrastructure and other services provided in conjunction with more concentrated rural living zones; and 2. any development is designed to provide for a high degree of social and amenity value in the Residential Zones, both within the subject site(s) 	N/A	<p>The application site marginally intersects with the Ngārara Precinct. Given the negligible level of intersect, it is concluded that the policy is not engaged by the proposal.</p>

Provision	Description	Y/N/P	Assessment
	and wider neighbourhood/community. The provision of affordable housing is encouraged.		
General Residential Zone Policies (GRZ) — Assessed for Completeness/Context			
Policy GRZ-P7	<p>Development and Landforms Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:</p> <ol style="list-style-type: none"> 1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character; 2. the extent of cut and fill; 3. the need for and the height of retaining walls; and 4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land. 	Y	The Masterplan Design Report and LVEA demonstrate integration with the site's topography. Development is concentrated on flatter eastern areas. The dune formation is retained with sympathetic development provided for and subject to specific controls. Cut and fill is minimised by concentrating development away from the dune landscape.
Policy GRZ-P8	<p>Reverse Sensitivity New residential subdivision and development will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise reverse sensitivity effects. Residential activities (excluding visitor accommodation other than temporary residential rental accommodation) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.</p>	Y	The proposal appropriately manages potential reverse sensitivity effects. The interface with rural land is mitigated through edge treatment.
Policy GRZ-P9	<p>Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation) Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. adverse effects on natural systems will be avoided, remedied or mitigated; 2. new built development will respond to the planned built character of the Zone; 3. transport choice, efficiency and accessibility to active 	Y	Residential activities are the proposed principal use. Adverse effects on natural systems are managed through the comprehensive ecological and freshwater management approach. Transport choice maximised through multi-modal transport options. Lot sizes and housing typologies meet diverse needs.

Provision	Description	Y/N/P	Assessment
	<p>or public transport will be maximised;</p> <ol style="list-style-type: none"> 4. housing types which meet the need of households will be provided for; 5. the functional and operational requirements of different types of housing are recognised; and 6. accessory buildings and buildings which are ancillary to residential activities will be provided for. 		
<p>Policy GRZ-P10</p>	<p>Residential Amenity Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. building size and footprint will be proportional to the size of the allotment; 2. usable and easily accessible private outdoor living spaces will be provided; 3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments; 4. buildings and structures will be designed and located to respond to the planned built character of the Zone; 5. appropriate separation distances will be maintained between buildings; 6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast; 7. hard and impermeable surfaces will be offset by permeable areas on individual allotments; 8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided; 9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and 10. service areas for non-residential activities will be screened, and planting and 	<p>Y</p>	<p>The comprehensive masterplan design, ecological restoration, and open space provision, ensures a high level of amenity for the proposal.</p> <p>Comprehensive lot testing, and the development of appropriate standards utilising existing District Plan standards as a starting point, ensures quality built development outcomes for stand-alone and medium density development.</p>

Provision	Description	Y/N/P	Assessment
	landscaping will be provided.		
Policy GRZ-P11	<p>Residential Streetscape Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline:</p> <ol style="list-style-type: none"> 1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable; 2. where practicable, at least one habitable room will be orientated towards the street; 3. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and 4. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes. 	Y	<p>The Masterplan Design Report establishes a streetscape strategy consistent with KCDC guidelines. Active frontages are maximised through standards and for the proposed medium density housing, through a design certification process. On-site vehicle manoeuvring is provided for lots adjacent to higher-order roads.</p>
Policy GRZ-P12	<p>Landscaping Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. the visual impact of large buildings will be reduced by appropriate screening and planting; 2. service areas, loading areas and outdoor storage areas will be screened; 3. on-site outdoor living spaces will be defined and enhanced by landscaping; 4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted; 5. public infrastructure and services will not be damaged or blocked; 	Y	<p>On-lot landscaping is driven by the adopted District Plan standards. For the proposed medium density areas, a specific standard requires the provision of a specimen tree.</p> <p>In addition to the private landscaping that will occur, a significant extent of site-wide 'public' landscaping and ecological planting is proposed that will enhance residential amenity.</p>

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 6. planting of locally indigenous vegetation will be encouraged; and 7. permeable surfaces will be provided for the natural infiltration of surface waters. 		
Policy GRZ-P13	<p>Energy Efficiency</p> <p>Where practicable, development and subdivision in the Residential Zones will be designed to minimise energy consumption by maximising sunlight access, and incorporating passive ventilation. Specifically, development will be undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. good sunlight access should be prioritised to main living areas, habitable rooms (including rooms used for hospital recovery) and the private open space associated with living areas; and 2. the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months. 	Y	The masterplan design incorporates solar orientation principles, with a particular focus on the orientation of medium density housing.
Policy GRZ-P15	<p>Accessory Buildings</p> <p>Accessory buildings will be provided for where they are ancillary to residential activities on-site (excluding visitor accommodation which is not a temporary residential rental accommodation) and are undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. they will not unreasonably affect the privacy, amenity, outlook or sunlight access of other residential buildings or adjacent properties and public spaces; 2. their size, cumulative area, location and visual appearance will not dominate other residential buildings or streetscape; and 3. they will not compromise the provision of sufficient outdoor living spaces. 	Y	Proposed controls specifically address accessory buildings with a focus on streetscape effects from garaging.
Policy GRZ-P20	<p>Medium Density Residential Standards – Policy 1</p> <p>Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.</p>	Y	The proposal enables standalone, medium density (3-storey) and potential low-rise apartment development, consistent with MDRS Policy 1.

Provision	Description	Y/N/P	Assessment
Policy GRZ-P21	Medium Density Residential Standards – Policy 2 Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).	Y	The proposal adopts the bulk and location standards for Medium Density Residential Housing from the District Plan.
Policy GRZ-P22	Medium Density Residential Standards – Policy 3 Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.	Y	Active frontages, passive surveillance and safe street design will be considered through the proposed design certification process.
Policy GRZ-P23	Medium Density Residential Standards – Policy 4 Enable housing to be designed to meet the day-to-day needs of residents.	Y	The range of housing typologies and sizes proposed is designed to meet diverse resident needs across a range of household types and life stages.
Policy GRZ-P24	Medium Density Residential Standards – Policy 5 Provide for developments not meeting permitted activity status, while encouraging high-quality developments.	Y	The proposed development standards have been carefully tested to ensure development outcomes can be achieved on the proposed allotments.
Local Centre Zone Policies (LCZ) — Assessed for Completeness/Context			
Policy LCZ-P1	Local Centres Local centres are managed to enable a mix of limited local retail activities, other business activities, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. Local centres may also contain residential and community and civic activities. Local centres are located within the Local Centre Zone at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. Local centres are also provided for in the Waikanae North Development Area Precinct 6 (Mixed Use) and the Ngārara Development Area - Waimeha Neighbourhood Development Area. In the following local centres, subdivision, use and development will be undertaken in a manner that is consistent with the specified design objectives and principles: 1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17;	Y	The proposed local centre is proposed to serve daily convenience needs within a walkable distance and the immediate catchment. The proposed scale is limited to local convenience services for a maximum 3,500 m ² GFA. The proposal adopts the existing bulk and location standards of the Local Centre Zone.

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 2. Waimeha Neighbourhood Development Area, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7; 3. Precinct 6 (Mixed Use) - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9. 		
Policy LCZ-P2	<p>Centres Hierarchy</p> <p>The role, function, distribution, size and design of each centre is managed according to a centres hierarchy to ensure they can collectively meet community needs, and enable employment, goods and services to be accessed efficiently and equitably by the community. Development, use and subdivision within each centre will be of a type, scale, intensity and design appropriate to the position of that centre in the hierarchy. Centres include a range of activities that are compatible with and support their functioning, including community and civic activities, educational and cultural activities, and appropriate residential activities.</p> <p>The hierarchy of centres within the District is as follows:</p> <ol style="list-style-type: none"> 1. Paraparaumu Sub-Regional Centre (encompassing the Metropolitan Centre Zone and the Mixed Use Zone); 2. Town Centres; and 3. Local Centres. 	Y	<p>The proposed local centre is appropriately positioned at the base of the centres hierarchy. Its scale and function serve local convenience needs without undermining Town Centre or Metropolitan Centre Zone functions.</p>
Policy LCZ-P3	<p>Activities in the Working Zones</p> <p>Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:</p> <ol style="list-style-type: none"> 1. local and on-site amenity values are maintained and enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations; 2. local built identity and character values are considered; 	Y	<p>The local centre design provides for commercial activities as the primary function. Amenity is addressed through the masterplan design, Precinct Plan, and certification assessment that will consider the Centres Design Guide. Connectivity and active transport access are provided.</p>

Provision	Description	Y/N/P	Assessment
	<ol style="list-style-type: none"> 3. connectivity and access within and to the Working Zones is enhanced; 4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport; 5. built form is compatible with the planned built character of the Zone; 6. facilities are integrated within the centre or other Working Zones; and 7. temporary events will be enabled in centres where they are consistent with the scale, role and function of the centre. 		
Policy LCZ-P4	<p>Intensification of Centres</p> <p>The growth and development of centres will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and amenity values. Subdivision, use and development which increases the concentration of business activities within a centre will be provided for where it:</p> <ol style="list-style-type: none"> 1. does not undermine the role, function and viability of other higher or similar centres; 2. is consistent with the identified role and function of the centre; 3. increases the range of compatible and complementary land uses and activities within the centre; 4. supports a high level of access and connectivity within the centres and between the centres, recreational and residential areas; 5. contributes to a high amenity environment and provides a strong sense of place; and 6. supports increased residential living opportunities, where appropriate. 	Y	<p>The local centre provides for a range of compatible commercial and community uses. Mixed-use development (including residential above ground floor) is contemplated. High connectivity is achieved through the primary connector road and active mode links.</p> <p>The scale of the proposed centre will not impact on the role and function of other nearby centres being the Waikanae township.</p>
Policy LCZ-P5	<p>Housing in Centres</p> <p>Medium and high-density residential development will be enabled in centres where this:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the District; 2. Offers a range of housing types, price, size and 	Y	<p>Medium density residential development is provided for within and adjacent to the local centre, along with the potential for low-rise apartments. This contributes to housing capacity and offers varied dwelling types within a walkable distance of the centre.</p>

Provision	Description	Y/N/P	Assessment
	tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.		
Policy LCZ-P6	<p>Urban form and design of centres Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary infrastructure, reinforces the District's consolidated urban form and sense of place, and provides for a high quality interface between built form and public space.</p> <p>A higher density of urban built form will be enabled in the Local Centre Zone including:</p> <ol style="list-style-type: none"> 1. buildings up to 4-storeys within the Local Centre Zone; or 2. buildings up to 6-storeys within the Local Centre Zone at Paekākāriki, <p>where development fulfils then intent of the Centres Design Guide in Appendix 25.</p>	Y	The local centre design provides for buildings up to 4 storeys consistent with LCZ-P6. Infrastructure integration is confirmed, with a high quality public realm being a key design principle from the Masterplan Design Report.
Policy LCZ-P7	<p>Connectivity to and within Centres Subdivision, use and development will be designed and located to enhance connectivity and access to public transport, shops and services and centres in general accordance with the following principles:</p> <ol style="list-style-type: none"> 1. effective and efficient transport routes and facilities will connect new developments with the surrounding context; 2. public spaces and streets will be designed to support a mix of land uses and activities; 3. the provision of transport routes and nodes will be designed to integrate with adjoining land uses; 4. opportunities for active modes and integration with public transport routes will be provided for where it is appropriate; 5. missing transport links will be completed; 6. high traffic-generating activities and busy roads which divide centres or act as a physical barrier to the connectivity of a centre will be managed to avoid, remedy or mitigate adverse effects; and 7. landmarks and transport nodes will be linked with well-defined pedestrian 	Y	The local centre is directly connected to the primary connector road and active mode networks. It has been strategically positioned to maximise its accessibility and function. Pedestrian paths and active transport connections link the centre to adjacent residential areas. Future bus routing through the centre is designed for.

Provision	Description	Y/N/P	Assessment
	pathways where appropriate.		