APPENDIX A

RELEVANT OBJECTIVES AND POLICIES

HAMILTON CITY DISTRICT PLAN

PLAN PROVISION	COMMENT
CHAPTER 3 STRUCTURE PLANS **Structure Plans**	
Objective 3.3.1 Optimised, long-term, positive environmental, economic, social and cultural effects of greenfield development.	This is an overall broad objective achieved by the provision of almost 1000 new dwellings for Hamilton in a way consistent with sustainable management of the site's resources and appropriate infrastructure provision
Policy 3.3.1a Development should be in general accordance with the relevant Structure Plan.	It is in general accordance and has a high level of consistency with SP provisions.
Policy 3.3.1b Development of Structure Plan areas should aim to achieve: i. An overall residential density of 16 dwellings per hectare (excluding transport corridors).	This density is achieved.
Policy 3.3.1c The design of development should provide population densities that support safe efficient passenger transport and opportunities for walking and cycling.	The population densities will support the network of shared pathways provided and future public transport.
Objective 3.3.2 New urban development is appropriately serviced and properly integrated to minimise City network impacts.	Transport and Three Waters infrastructure integrates with existing networks and is augmented to avoid adverse effects on levels of service and the natural environment. In particular, a wastewater solution is proposed that will avoid additional wastewater overflows to the Waikato River in high rainfall events, and increased traffic effects prior to an additional Waikato Bridge are able to be addressed by
Policy 3.3.2a The use of land for urban development will not be allowed unless appropriate infrastructure is provided for and the servicing of this land will maintain the efficiency and sustainability of regionally significant existing and planned infrastructure.	

	localised mitigation such as at Lorne/Normandy intersection, if needed.
Policy 3.3.2b New development is able to be adequately serviced in terms of Three Waters and transport infrastructure.	
Policy 3.3.2c Development is co-ordinated with the provision of infrastructure and social infrastructure.	
Policy 3.3.2d Staging and sequencing is in general accordance with any staging indicated on the relevant Structure Plan.	Amberfield is part of Peacockes Stage 2 and will generally follow the development of Peacockes Stage 1.
Objective 3.3.3 Effective and integrated management of Three Waters so as to sustainably manage the impact of development on the City's natural and physical resources.	The management of water, wastewater and stormwater is to be guided by a Subcatchment Integrated Catchment Management Plan to be approved at the same time as subdivision, achieving the aims set out in the objective and Policy 3.3.3b.
Policy 3.3.3a Three Waters will be managed in accordance with the relevant Integrated Catchment Management Plan.	
Policy 3.3.3b Integrated Catchment Management Plans shall be developed to determine how to manage Three Waters in an effective and integrated manner including by: i. Minimising the effects of urban development on downstream receiving waters. ii. Managing the run-off from the different relief and soil types in an integrated manner. iii. Sustaining groundwater levels in peat soils as far as practicable. iv. Safeguarding and enhancing the natural functioning and ecological health of freshwater bodies and areas of indigenous vegetation, water features and habitats. v. Retaining a hydrological cycle close to the pre- development hydrological cycle as far as practicable. vi. Maintaining stormwater discharge from the catchment to at or below pre-development levels. vii. Incorporating Low Impact Urban Design and Development (LIUDD) principles. viii. Identifying and incorporating appropriate water-sensitive techniques. ix. Recognising social, economic, environmental and cultural objectives for the catchment.	

Objective 3.3.4 An integrated and efficient pattern of land use and transportation so as to sustainably manage the impact of development on existing and planned transport infrastructure.	Amberfield will be developed in accordance with the integrated transport plan as an outcome of the ITA undertaken for this part of the SP. The plan integrates with existing roads and the designated arterial improvements for the area. Roads and shared pathways for walking and cycling integrate with existing networks in surrounding neighbourhoods and public transport provisions have been made a roads designed for future bus services. Road making within Amberfield will have relatively low environmental effects as the land is of even grade with low earthworks requirements.
Policy 3.3.4a Integrated Transport Modelling is undertaken for all Structure Plan areas.	
Policy 3.3.4b Movement routes are integrated with surrounding neighbourhoods and existing and planned transport networks.	
Policy 3.3.4c Enable connectivity with other undeveloped adjoining sites.	
Policy 3.3.4d The transport network supports efficient passenger transport and opportunities for walking and cycling.	
Policy 3.3.4e Environmental impacts of building new transport corridor infrastructure are minimised.	
Policy 3.3.4f Opportunities for improved safety, accessibility, connectivity and efficiency within the transportation network are provided.	
Objective 3.3.5 Compatible buildings and activities.	The development does not interface with regionally significant infrastructure directly so no reverse sensitivities should arise.
Policy 3.3.5b Sensitive land uses avoid adverse effects on and from regionally significant infrastructure and regionally significant industry.	
Policy 3.3.5c Development to avoid adverse effects on the safe, efficient and effective operation and use of existing or planned infrastructure.	
Objective 3.3.6	

Development responds to land suitability including topography, landscape, natural features, soil type, natural hazards, heritage features, adjoining land uses.	This is a broad list and some matters are addressed below. Land suitability in terms of avoiding natural hazards and unsuitable soils has been investigated and designed around in terms of avoidance or special engineering solutions e.g. sub-soil drains.
Policy 3.3.6a The loss of significant vegetation is minimised.	The riparian margins will remain as they are.
Policy 3.3.6b Large-scale earthworks and modifications to landforms are avoided where possible to ensure development retains features of the landscape identified on structure plans.	The development and road layouts retain the terraced landscape features. Scale and quantum of development must meet regional targets, but is arranged to respond to open space and the neighbourhood centre. There are no existing land uses to 'plan around'.
Policy 3.3.6c Road layouts adjacent to identified natural features recognise and retain their natural form where practicable.	
Policy 3.3.6d The scale and quantum of development and land use type recognises land characteristics and suitability and adjoining land uses.	
Objective 3.3.7 A range of well-connected, functional public open spaces.	The Master Plan responds to the Peacocke SP open space requirements in terms of the range, location and connectivity between open spaces, which have been arranged to take advantage of local features such as The Knoll and the river and The Gully. Recreation activities and open space are co-located with the shared path system, stormwater areas and the proposed Archaeological/Heritage Reserve.
Policy 3.3.7a The location and size of public open spaces is provided in accordance with Council's Open Space Plan.	
Policy 3.3.7b Recreational activities are considered for co- location with: i. Multifunctional stormwater management. ii. Walkways and cycleways. iii. Cultural and heritage sites. iv. Significant Natural Areas.	
Policy 3.3.7c Promote appropriate and improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.	The esplanade reserve will provide for a number of river access points at safe places for these activities.

Peacocke Structure Plan: Natural System **Objective 3.4.1.1** Protect and enhance significant natural areas.	The main natural areas are the SNAs within the river riparian margin, which development avoids. Stormwater is primarily disposed of by soakage, not river disposal.
Policy 3.4.1.1a Protect the physical integrity and ecological and stormwater function of the Mangakotukutuku Gully and Waikato River margins.	
Policy 3.4.1.1b Provide an undeveloped open space buffer zone beyond the top edge of the Mangakotukutuku Gully and Waikato River to improve legibility from all parts of the growth cell.	
Policy 3.4.1.1d Provide for revegetated gullies and river margins.	Both the riparian margin and The Gully will be subject to significant vegetation management and enhancement planting.
Policy 3.4.1.2c Provide a green corridor along the Waikato River that provides pedestrian and cycling facilities and amenity.	The Master Plan provides for a riverside shared path within or alongside the riparian area, subject to topographic constraints.
Objective 3.4.1.3 Develop only on suitable slopes and avoid modification of landforms.	Geotechnical advice has been followed in terms of site areas to avoid and modification has been limited.
Policy 3.4.1.3a Slopes steeper than 15 degrees are regarded as unsuitable for development given accessibility, stability and the extent of earthworks required.	Very little of the site, apart from the river bank has such slopes.
Policy 3.4.1.3b Large-scale earthworks and modifications to landforms should be avoided to ensure development responds positively to the landscape and enables the creation of a distinctive urban form.	See above under Objective 3.3.6.
Peacocke Structure Plan: Built Environment **Objective 3.4.1.4** Integrate movement routes with surrounding neighbourhoods.	Amberfield does not interface with existing neighbourhoods directly. Nevertheless, the road and active movement networks integrate and connect to what is there.

Policy 3.4.1.4a Extend existing primary movement routes into the growth cell and use new routes to 'stitch' these together. Use these routes to orientate the secondary street network.	The addition of the Garden Bridge in the future will make the future population of Amberfield very well connected to a wide range of employment, entertainment and recreation facilities in the CBD and Hamilton East.
Policy 3.4.1.4b Create a high degree of connectivity both within and out of the Structure Plan area.	
Policy 3.4.1.4c Enable access to employment, entertainment, retail and recreation through the integrated transport network.	
Objective 3.4.1.5 Ensure that higher density development is linked to social and natural amenity.	Higher density development is enabled for location around open space and the future neighbourhood centre.
Policy 3.4.1.5a Increase density around nodes, parks and riverfront areas.	
Policy 3.4.1.5b Take advantage of areas of high amenity.	
Policy 3.4.1.5c Intersect proposed passenger transport routes with nodes for critical mass of population and efficient interchange capabilities.	While it will be some time before Amberfield has a node of critical mass, the Master Plan establishes the basis for this in the future, with active modes along trails of easy grade and proximity to public transport and services.
Policy 3.4.1.5d Encourage urban form that reduces dependency on the car by focusing on intensification and encouraging walking, cycling and the use of passenger transport.	
Policy 3.4.1.6a Provide a wide variety of land use activities within comfortable walking distance of the highest population densities and amenity.	
Policy 3.4.1.6b Use mixed use planning rules to encourage a diverse and compatible range of activities, both vertically and horizontally.	

Objective 3.4.1.7 Provide a public edge to the gully and river.	These outcomes have been achieved, consistent with the SP guidelines.
Policy 3.4.1.7a Avoid new development 'turning its back' or privatising edges to major natural features and recreational areas.	
Policy 3.4.1.7b Avoid the creation of access barriers to allow for a wide spectrum of the resident population and visitors to physically access or visually interact with these features.	
Objective 3.4.1.8 Utilise natural promontories and edges to develop distinct urban areas.	The Knoll, the North and South Island reserves, and the river bank all create distinct urban areas as part of the open space network. Each connect with the wider environment.
Policy 3.4.1.8a Use natural features to define neighbourhood edges and inform the development of a diverse range of living environments across the growth cell.	Amberfield has been staged around the river edge, The Gully and The Island. Each creates marketing potential to differentiate the market for living styles and opportunities. The proposed neighbourhood centre will incorporate a recreation area and will be close to the sports park and linked to residential areas by the open space network.
Policy 3.4.1.8b Use these landscape qualities as generators for niche market opportunities.	
Policy 3.4.1.8c Focus on the creation of a stimulating river side urban development that is unique to Hamilton.	
Objective 3.4.1.9 Locate neighbourhood centres within walking distance to recreational areas.	
Policy 3.4.1.9a Development should be contained in distinctive neighbourhoods that are walkable and safe and linked by a high quality open space network.	
Policy 3.4.1.10a Recognition of the role of Peacocke in the City as well as the sub-region.	Peacocke is primarily a residential suburb providing a high quality living environment in close proximity to the Hamilton CBD. Amberfield launches the entire PSA into this role.

Peacocke Structure Plan: Social Wellbeing **Objective 3.4.1.11** Locate large recreation areas on flat sites at the periphery of dense urban areas.	These objectives have all been achieved with the provision for a sports park on easy sloping to flat land in the southern part of Amberfield on Peacockes Road, to the south of the proposed neighbourhood centre. The park is also linked with other open space and shared paths.
Policy 3.4.1.11a Locate formal sports pitches on slopes less than 1:50 and of sufficient coverage to avoid large quantities of cut and fill.	
Policy 3.4.1.11b Locate large recreational areas on the periphery of higher density areas where a balance can be struck between proximity and the impact these large areas have on critical population catchments.	
Policy 3.4.1.11c Locate formal sports fields on collector or minor arterial routes to ensure the sustainable use of the roading network and limit impact on surrounding neighbourhoods.	
Policy 3.4.1.12a Establish an integrated network of neighbourhoods, each distinctive and each with its core and sense of place.	These outcomes have been achieved, consistent with the SP guidelines. Amberfield has been staged around the river edge, The Gully and The Island. Each creates marketing potential to differentiate the market for living styles and opportunities The Knoll, the North and South Island reserves, and the river bank all create distinct urban areas as part of the open space network. Each connect with the wider environment. The Master Plan provides for a riverside shared path within or alongside the riparian area, subject to topographic constraints.
Policy 3.4.1.12b Focus neighbourhoods around parks, schools, centres, and main streets.	
Objective 3.4.1.13 Create a continuous network of open space.	
Policy 3.4.1.13a Establish a series of green spaces providing connections and meeting places.	
Policy 3.4.1.13b Ensure a high level of public access to the Waikato River corridor.	
Objective 3.4.1.14 Regenerate existing suburbs through shared amenities.	
Policy 3.4.1.14a	

Utilise new investment as an opportunity to improve or develop new amenities where deficiencies are recognised and allow new residents to 'tap' into and help sustain existing community structures.	This is primarily achieved through the provision of areas with wider then just neighbourhood benefit such as the sports park and the riverside trails.
Policy 3.4.1.14b Avoid conflicts with overprovision of amenities and undue competition with existing facilities.	
Policy 3.4.1.14c Integrate into the existing urban form and natural and built environments.	Amberfield does not interface with existing neighbourhoods directly. Nevertheless, the road and active movement networks integrate and connect to what is there. Refer above to the way in which Amberfield melds into the existing natural environment.
Peacocke Structure Plan: Cultural Environment **Objective 3.4.1.15** Protect historic and culturally significant sites or features.	The proposed development does not protect most of the existing historic sites and features. These are mainly in the form of borrow pits relating to early Maori cultivation. Nevertheless a protective reserve is being provided with examples of borrow pits and pre-European soil structures.
Policy 3.4.1.15a Respect known pa sites, borrows pits and other cultural associations with waterways and the land, through the creation of protective reserves or enlightening developers to ways of integrating these features into new developments for the benefit of all stakeholders.	
Policy 3.4.1.15b Culture and heritage can be generally perpetuated through retaining familiar landmarks and also by non-physical means, such as place names.	Weston Lea has a commitment to Waikato-Tainui to ensure place names that perpetuate whakapapa are used within the Amberfield development.
Objective 3.4.1.16 Protect surrounding rural views behind ridgelines, distance views to the City and regional landscape features.	The landscape and visual assessment confirms that these views have been protected to and from the development to the extent enabled by the gentle topography. The Knoll is within a large neighbourhood park.
Policy 3.4.1.16a Maintain strategic views from Peacocke Road and the localised knoll near Peacocke Lane to areas outside the growth cell through lower density development and greater building setbacks in these locations.	

CHAPTER 5 SPECIAL CHARACTER ZONES **All Special Character Zones** **Objective 5.2.1** The Special Character Zones retain and enhance their identified values.	The Amberfield Master Plan has responded to the identified values of the Peacocke Special Character Zone as set out in the preceding analysis on the Chapter 3 provisions. Taking into account the area's urban development zoning the character of the area will change (see Landscape and Visual Effects conclusions).There are no adverse effects for character per se, and no cumulative effects.
Policy 5.2.1a Cumulative adverse effects on the character of the area are avoided wherever practicable.	
Policy 5.2.1b Development is consistent with the reasons for the site being included within a Special Character Zone.	
Policy 5.2.1e Significant vegetation and trees should be preserved.	These features are preserved.
Policy 5.2.1f New urban development in the Peacocke Structure Plan area should demonstrate consistency with the urban design guide for the development and create residential and commercial areas of high amenity which respond positively to the area's natural environment.	See the assessment contained in the Urban Design report on these matters.
Policy 5.2.2b Residential sites adjacent to public space should achieve visual and physical connectivity to these areas.	
Peacocke Character Zone **Objective 5.2.8** To ensure urban development within the Peacocke Character Zone delivers high levels of residential amenity, respects and restores the area's natural environment, and is sustainably integrated with the city as a whole.	This is a high level objective addressing a range of matters that are addressed elsewhere such as in the Urban Design report, and against more specific provisions in this table.
Policy 5.2.8a Ensure through master planning that urban development is not compromised through inappropriate land use activities.	Master planning and the subdivision proposal is for a range of compatible residential activities, plus neighbourhood scale commercial activities in the centre. Staging will also provide for an efficient roll-out of the development so as to limit construction effects at any one time, gradually melding the
Policy 5.2.8b Ensure the appropriate nature, scale and intensity of urban development is	

undertaken in an efficient and coordinated manner in order that integrated and efficient development occurs within and between the neighbourhoods and the City as a whole.	new development in with existing.
Policy 5.2.8c Ensure that development is consistent with the Peacocke Structure Plan and any master plan prepared for the area.	The Master Plan prepared for this application will guide development.
Policy 5.2.8d Ensure that development of non-residential activities are located in areas identified in the Peacocke Structure Plan or any approved master plan that provides for such activities.	The neighbourhood centre is located as anticipated by the SP.
HISTORIC HERITAGE **All Historic Heritage** **Objective 19.2.1** Significant buildings, structures, sites and items that define the City's historic heritage are identified and protected.	As noted, only a small section of the borrow pit areas will remain following earthworks.
Policy 19.2.1a The City's historic heritage shall be protected from the adverse effects of subdivision, use and development.	
Policy 19.2.1b Ensuring that where features have been destroyed or damaged, the historical heritage values of these sites are recorded and recognised to ensure the historical legibility of Hamilton City.	Heritage values will be recorded and given legibility through place-naming etc. as part of mitigation proposals.
Policy 19.2.1c Subdivision and development shall adhere to the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value where applicable.	Mitigation proposals, in particular the heritage reserve will be planned and implemented according to ICOMOS principles.
Archaeological and Cultural Sites **Objective 19.2.4** Significant archaeological and cultural sites shall be protected from damage or destruction.	As noted, only a small section of the borrow pit areas will remain following earthworks.

Policy 19.2.4a Subdivision, use and development shall be managed to avoid damage to archaeological and cultural sites where they exist, or are likely to exist.	
Policy 19.2.4b The protection and management of sites of archaeological and cultural significance shall be informed by their significance.	
Policy 19.2.4c Activities or development shall not adversely affect the physical structure and integrity of scheduled sites. This may include: i. Inappropriate planting, ii. The removal of vegetation where it affects the stability of the site, and iii. Addition, excavation or compaction of any soil, rock or other materials.	
Policy 19.2.4d The relationships of tangata whenua with sites of spiritual, cultural or historical significance shall be recognised and provided for.	The proposed mitigation of the destruction of borrow pit sits has been developed in consultation with Waikato-Tainui who have endorsed the approach and acknowledged the benefits of the mitigation proposals such as the heritage reserve, recording of information at sites, and place-naming.
Policy 19.2.4e Where features of significant cultural sites are lost, these features should be recorded and recognised through on-site marking to ensure the historical legibility of Hamilton City.	
SIGNIFICANT NATURAL AREAS	
20.2.1 Significant Natural Areas are protected, maintained, restored and enhanced.	The proposed development avoids the mapped Significant Natural Areas along the Waikato River riparian margin, however, the major matter for consideration with respect to the site's ecological values is the avoidance and mitigation of adverse effects on the long-tailed bat, a threatened species, and its habitat. Although the population does not appear to be roosting within the Amberfield development area, they fly across and forage within it. The development therefore reduces the habitat area of a threatened species and disrupts migratory pathways and connections linking habitats, which is contrary to a number of these policies.
20.2.1c The particular values and characteristics that make an area a Significant Natural Area shall be protected from adverse effects by having regard to: i. The character and degree of modification, damage, loss or destruction that will result from the activity. ii. The duration and frequency of effect (e.g. long-term or recurring effects). iii. The magnitude or scale of effect, including effects on ecological processes	

supporting or provided by the Significant Natural Area. iv. The irreversibility of effect. v. The resilience of the area to assimilate change. vi. The opportunities to minimise pre-existing or potential adverse effects (e.g. restoration or enhancement), where avoidance is not practicable. vii. The probability of effect. viii. Cumulative effects. ix. Need for, or purpose of, the works.	However, this reduction and disruption must be considered in the context of its overall habitat, as opposed to the development site itself, the mitigation package that the applicant is proposing, the residential development that is anticipated for the Amberfield development site and the wider Peacocke area. There is to be buffer planting along the existing riparian vegetation, particularly in the northern extent of the site which is in proximity to key adjacent habitats of the Waikato River, Hammond Park and the lower reaches of the Mangaonua Gully, and along the edges of The Gully. Furthermore, lighting strategies are to focus bat sensitive light design within public areas such as reserves and streets adjacent to these areas and open space areas within the site that have suitable separation from residential areas. Notwithstanding these mitigation proposals, the applicant proposes to identify an area or areas to be subject to mitigation strategies that are outside the development area, but within the Hamilton South bat population's habitat. At the time of preparation of this AEE the details of the off-site strategy have yet to be finalised. However, the following matters are anticipated to be included in the wording of a resource consent condition on a Bat Management Strategy: • The specification of an, at least qualitative, outcome for the maintenance and enhancement of the Hamilton South bat population to the extent that more than minor adverse effects on this population from the Amberfield development are avoided or mitigated; • The identification of a mitigation area or areas, in particular roosting habitat and associated commuting corridors, and the legal means of securing these areas as ongoing bat habitat so as to ensure the value of the mitigation effort; and • The specification of the mitigation activities including pest management and vegetation restoration within
20.2.1d Adverse effects of development on the City's Significant Natural Areas shall be avoided.	
20.2.1e The reduction, fragmentation and isolation of indigenous ecosystems and habitats shall be avoided.	
20.2.1f The loss or disruption of corridors or connections linking indigenous ecosystems and habitat fragments shall be avoided.	
20.2.1g The loss or disruption to migratory pathways in water, land or air shall be avoided.	
20.2.1h Adverse effects on ecosystems resulting from changes to hydrological flows, water levels and water quality shall be avoided.	
20.2.1i The loss or disruption of protective buffering of indigenous ecosystems shall be avoided.	
20.2.1j The loss of ecosystem services shall be avoided.	
20.2.1k The loss, damage or disruption to ecological processes, functions and ecological integrity shall be avoided.	
20.2.1l The loss or reduction of the cultural and spiritual association with indigenous biodiversity which are held	

by tangata whenua shall be avoided. **20.2.1m** Non-native pest species within Significant Natural Areas shall be controlled. **20.2.1n** The loss of habitat that supports indigenous species classified as at risk or threatened shall be avoided. **20.2.1o** Significant Natural Areas shall be restored and enhanced to meet at least the 10% threshold for habitat sustainability. **20.2.1p** Develop a local indigenous biodiversity strategy to identify opportunities to restore and enhance biodiversity in Hamilton City.	the mitigation areas. While, to date, no Indigenous Biodiversity Strategy for Hamilton has been prepared by the Council, Policy 20.2.1p identifies that it is the Council that is expected to take the lead in its preparation. A further part of the applicant's mitigation strategy is therefore to contribute in a monetary way to research and strategy development by the Council, the Waikato Regional Council, the Department of Conservation and other parties with expertise and interest in the bat population. The mitigation strategy as outlined above has been presented to iwi in the consultation process. The Tangata Whenua Working Group endorses the strategy.
NATURAL HAZARDS **Objective 22.2.1** Manage activities to avoid or mitigate adverse effects on, and minimise risk to: • People; • Property; and • The environment, from natural hazards, in order to increase community resilience, reduce the risks from natural hazards, and support effective and efficient response and recovery from natural hazard events.	Amberfield has been subject to natural hazard analysis in relation to both instability and flooding. The resulting master plan ensures that the future development reduces risk by locating dwellings away from the few unstable areas along the river margin and ensuring that habitable floor levels are above predicted extreme event flood levels, also allowing 1m for climate change.
Policy 22.2.1a Subdivision, use and development shall be managed to reduce the risks from natural hazards to an acceptable level, including by: i. Ensuring risk and likely effects are assessed for new activities on land subject to natural hazards. ii. Reducing the risk to which existing use and development is exposed to tolerable or acceptable levels where these risks are considered unacceptable. iii. Controlling new use and development in areas subject to significant natural hazards to ensure that the natural hazard risk does not exceed acceptable levels. iv. Taking a precautionary approach by minimising the vulnerability of new development adjoining natural hazard areas. v. Recognising that sites may be subject to multiple hazards and the potential cumulative effect this may create.	The Waikato Riverbank and Gully Hazard Area (WRGHA) is generally avoided with only one house be situated on land in the northern part of Amberfield which site inspection suggests has been inaccurately recognised as having any hazard. Earthworks generally avoid the WRGHA.

vi. When mitigation options are being considered in response to unacceptable hazard risks, giving priority to the use of non-structural solutions over new construction of natural hazard protection works or structures. vii. Recognising, maintaining or enhancing the role of natural features to avoid or minimise natural hazards. viii. Ensuring new activities do not create new or exacerbate existing natural hazards. ix. Having regard to the actual or potential effects of climate change on the occurrence or severity of natural hazards. x. Recognising that providing for redevelopment resulting in an increased level of development on site may create opportunities to reduce the overall level of existing risk.	
Waikato Riverbank and Gully Hazard Area **Policy 22.2.1l** New use and development which is vulnerable to the adverse effects of land instability shall avoid the Waikato Riverbank and Gully Hazard Area, where the adverse effects and risks have not been minimised to an acceptable or tolerable level.	
Policy 22.2.1m New use and development which is resilient to the adverse effects of land instability shall be provided for in the Waikato Riverbank and Gully Hazard Area.	
SUBDIVISION **Objective 23.2.1** To ensure that risk to people, the environment and property is not exacerbated by subdivision.	Risk from natural hazards has been addressed above. Risk from matters such as water quality and soil contamination have been addressed in specific reports on the Three Waters and the PSI for contaminants. The Three Waters approach sets out the BPO for minimising effects on water quality. A DSI is to be carried out as part of implementing subdivision and land use consents. In relation to noise, the interface of any part of Amberfield with noise roads is very limited. Overall Amberfield is anticipated to be a low ambient noise residential area.
Policy 23.2.1a Subdivision: i. Does not result in increased risk of erosion, subsidence, slippage or inundation. ii. Minimises any adverse effects on water quality. iii. Ensures that a building platform can be accommodated within the subdivided allotment clear of any areas subject to natural hazards. iv. Ensures that any risks associated with soil contamination are appropriately remedied as part of the subdivision process. v. Ensures reverse sensitivity mitigation measures avoid or minimise effects such as noise associated from an arterial transport corridor or State Highway.	

Objective 23.2.2 Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well designed environments.	The Amberfield subdivision is in general accord with the District Plan Subdivision Design Assessment Criteria (see the Urban Design Report) and with the SP and SC-ICMP. Many of the specific matters in this policy have been addressed elsewhere however: There is no cross-lease land ownership in the title arrangements; Lots have been designed for generally single house occupancy but many are large enough for higher density and so the subdivision has been future-proofed for this; and Residential yield has been achieved, taking into account significant open space requirements.
Policy 23.2.2a Subdivision: i. Is in general accordance with Subdivision Design Assessment Criteria to achieve good amenity and design outcomes. ii. Is in general accordance with any relevant Structure Plan. iii. Is in general accordance with any relevant Integrated Catchment Management Plan. iv. Maintains and, where possible, enhances existing amenity values. v. Promotes energy, water and resource efficiency. vi. Provides for the recreational needs of the community. vii. Discourages cross-lease land ownership. viii. Ensures that any allotment is suitable for activities anticipated for the zone in which the subdivision is occurring. ix. Contributes to the achievement of identified residential yield requirements over time where appropriate. x. Avoids or minimises adverse effects on the safe and efficient operation, maintenance of and access to network utilities and the transport network. xi. Is avoided where significant adverse effects on established network utilities or the transport network are likely to occur. xii. Promotes connectivity and the integration of transport networks. xiii. Provides appropriate facilities for walking, cycling and passenger transport usage. xiv. Provides and enhances public access to and along the margins of the Waikato River and the City's lakes, gullies and rivers.	
Objective 23.2.4 To ensure the provision of infrastructure services as part of the subdivision process.	Amberfield is to proceed ahead of planned transport and wastewater infrastructure for the area. As a consequence Weston Lea is ensuring that infrastructure is provided to avoid and minimise adverse effects on safety, efficiency and environmental standards for transport and water. The investments made by Weston Lea are to be public infrastructure with ongoing benefits.
Policy 23.2.4a Subdivision: i. Provides an adequate level of infrastructure and services appropriate for the proposed development. ii. Takes into account and shall not compromise the infrastructural needs of	

anticipated future development. iii. Does not occur unless appropriate infrastructure and/or infrastructure capacity is available to service the proposed development. iv. Ensures that the capacity, efficiency, performance and sustainability of the wider infrastructure network is not compromised. v. Uses public infrastructure ahead of private infrastructure where appropriate.	
Objective 23.2.5 Subdivision occurs in a manner that recognises historic heritage and natural environments.	As noted, the subdivision does not avoid adverse effects on historic (borrow pits) and natural values (long-tailed bats). However, significant mitigation packages are proposed in relation to each of these effects, consistent with this policy. The subdivision otherwise avoids adverse effects on vegetation, the SNAs, the river bank and gullies. Some ephemeral and intermittent streams are to be reclaimed however this stream loss is to be mitigated along The Gully Stream, which has the highest natural values within the site. Natural features such as the overall flat terrace landform, The Knoll, and the riparian margin are protected and enhanced.
Policy 23.2.5a Subdivision avoids, remedies or mitigates adverse effects on: i. Scheduled heritage items. ii. Scheduled archaeological and cultural sites. iii. Scheduled significant trees. iv. Scheduled significant natural areas. v. The Waikato River and gullies and river banks, lakes, rivers and streams.	
Policy 23.2.5b Subdivision protects, and where possible enhances any: i. Landforms and natural features. ii. Vegetation.	
Policy 23.2.5c Subdivision of land which protects and enhances the riparian margins of the Waikato River and the City's lakes, gullies and rivers.	
EARTHWORKS **Objective 25.2.2.1** Minimise the adverse effects of earthworks and vegetation removal on people, property, and the environment.	A key element of the earthworks design has been to reduce the level of soil disturbance within the site and in particular near unstable areas along the riverbank and within The Gully, during all stages of the development. As it is difficult to be certain that development is completely clear of the inland edge of these areas, consent has been sought for earthworks, retaining wall structures and for a single dwelling within the Waikato Riverbank and Gully Hazard Area. The earthworks design approach has also been reflected in
Policy 25.2.2.1a Earthworks and vegetation removal shall occur in a way that: i. Maintains natural character and amenity values by retaining existing landforms, natural features and significant vegetation. ii. Maintains natural processes and features including natural drainage patterns and streams.	

iii. Does not create new, or exacerbate existing natural hazards. iv. Minimises adverse effects on land and water, especially effects such as erosion and sedimentation. v. Creates practicable building sites, efficient use of land and infrastructure, ensures effective stormwater flow paths, and a safe living and working environment. vi. Minimises dust, noise, and runoff. vii. Adopts a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River. viii. Maintains or enhances riparian vegetation on the margins of natural watercourses and wetlands.	the proposed stormwater management, which has tried to match the site's current catchment areas, overland flow paths and discharge points as closely as possible. The earthworks will require significant modification to existing site streams, however these effects are mitigated fully. The enhancement will be the subject of a detailed stream mitigation plan that will include channel creation, culvert removal and riparian planting. A number of erosion and sediment control measures are proposed to be implemented for the duration of siteworks to generally accord with the Waikato Regional Council Guidelines. These measures will also address dust generation. The natural areas along the riparian margin and The Gully will be enhanced through significant areas of indigenous planting. Amenity and buffer planting (4.7ha) area along the river bank to supplement the existing riparian vegetation; and Riparian and gully planting (13.2ha) mainly within The Gully. Three Waters within Amberfield are to be accordance with the SC-ICMP. Water efficiencies are achieved through capture and re-use of rainwater for each dwelling, thus reducing off-site network requirements. The approach to wastewater network management is to avoid any additional overflows to the natural environment. Stormwater is managed through low impact at-source disposal methods.
THREE WATERS **Objective 25.13.2.1** Water resources are protected from the adverse effects of subdivision and development.	
Policy 25.13.2.1a Subdivision and development is located and designed to minimise adverse effects on ground and surface water resources, particularly the life- supporting capacity of water bodies and their riparian margins.	
Policy 25.13.2.1b Subdivision and development on the margins of natural watercourses and wetlands should be located and designed to maintain, and where possible enhance: i. Riparian margins. ii. Water quality. iii. Water resources. iv. Aquatic habitats.	
Objective 25.13.2.2 Measures to facilitate the efficient use of water resources are incorporated into new subdivision and development.	
Policy 25.13.2.2a Water-sensitive techniques are incorporated into new subdivision and development to reduce demand on water supplies, wastewater disposal and to manage stormwater.	

Objective 25.13.2.3 Three Waters infrastructure is provided as part of subdivision and development, and in a way that is: • Integrated • Effective • Efficient • Functional • Safe • Sustainable	
Policy 25.13.2.3a All subdivision and development provides integrated Three Waters infrastructure and services to a level that is appropriate to their location and intended use.	
Policy 25.13.2.3b Subdivision and development shall not occur unless the required infrastructure is available to service it.	
Policy 25.13.2.3c Three Waters infrastructure is to be designed and constructed in accordance with any existing Structure Plan and relevant Integrated Catchment Management Plan.	
Policy 25.13.2.3d Large scale subdivision and development proposals are to prepare an Integrated Catchment Management Plan (where one does not already exist) or a Water Impact Assessment.	
Stormwater **Policy 25.13.2.3f** Stormwater management techniques are designed and constructed to: i. Maintain or improve the quality of stormwater entering the receiving environment. ii. Avoid or mitigate off-site effects from surface water runoff. iii. Sustainably manage the volume and rate of discharge of stormwater to the receiving environment.	The stormwater management approach described above is consistent with this policy of improving stormwater quality and avoiding run-off.
Water Supply **Policy 25.13.2.3g** Water supply infrastructure is designed and constructed to meet consumption,	The proposed water supply has been designed to meet these

hygiene, water-sensitive design and firefighting requirements.	requirements.
Wastewater **Policy 25.13.2.3h** Wastewater is treated and disposed of in a way that minimises effects on public health, the environment, and cultural values.	The approach to wastewater network management is to avoid any additional overflows to the natural environment, thus safeguarding public health also, and respecting cultural values.
TRANSPORTATION **Integrated Transport Network** **Objective 25.14.2.1** An integrated multi-modal transport network that meets national, regional and local transport needs and is: • Responsive • Efficient • Affordable • Safe • Accessible • Sustainable • Integrated with land use	In general, the transportation infrastructure associated with the subdivision is consistent with the Peacockes Structure Plan and with HIF/LTP planning for future infrastructure. Appropriate infrastructure has been provided to ensure efficient and safe traffic access and effective integration with surrounding areas and the wider transportation network. In particular the proposal supports safe and efficient passenger transport and walking/cycling with provision for a bus route along Peacockes Road and an extensive network of walkways/cycleways. This will help to minimise the effects on existing and planned transport infrastructure. Integrated transport modelling has been undertaken using the WRTM to ensure efficient operation of the road network and integration with the existing and future road network. However this will only occur in the future scenario if the Southern Links proposed through the HIF are not constructed before the subdivision is completed. This indicated some potential adverse effects for which mitigation measures have been identified. The existing alignment and connectivity of Peacockes Road to the wider network has been used to orientate the secondary street network proposed for the subdivision with a series of side roads linking to roads running parallel with Peacockes Road and/or the Waikato River. In planning the layout of the internal street network opportunities for improved safety, accessibility, connectivity, amenity and efficiency have been investigation with small roundabouts and off-set cross-roads as well as landscaping, berms and kerbside parking.
Land Use Integration **Policy 25.14.2.1a** The transportation network and related infrastructure is planned, designed, constructed and managed in a manner that: i. Is consistent with and supports the land-use spatial framework for the City (Figure 2.1a in Chapter 2). ii. Promotes vibrant business centres. iii. Contributes to safe and efficient multi-modal transport corridors serving the Central City, business centres and other key destinations. iv. Contributes to a transportation network that: A. Is accessible to all users, including transport disadvantaged and mobility impaired. B. Maximises opportunities for walking, cycling and passenger transport. C. Creates good connections between residential areas, passenger transport services, schools, employment nodes, recreation areas, shops and other destinations. D. Provides a choice of routes and transport modes for travelling. v. Recognises the need for effective long-term solutions that are affordable and	

practicable.	Provision has also been made for local road connectivity with adjacent undeveloped sites. The street pattern has been designed to be permeable with a network that is generally a grid and also contains through-site linkages. As well as being safe and efficient, the transportation network is considered to be affordable, sustainable, and responsive. In the latter regard, specific consideration has been given to the effective staging of the development of the subdivision and the provision of on-street car parking to improve the integration of the infrastructure with land use.
Transport Network **Policy 25.14.2.1b** The transportation network and related infrastructure is planned, designed, constructed and managed in a manner that: i. Recognises the affordability of providing new public infrastructure and other actions to increase the capacity of the transport network to accommodate growth. ii. Enables flexible management of transport corridors to allow them to perform their function within the City's transport corridor hierarchy. iii. Promotes energy conservation and efficiency. iv. Promotes a safe and efficient transport network. v. Allows for network utility infrastructure, and streetscape amenity. vi. Provides access to and has regard for the safety and needs of the mobility impaired, transport disadvantaged, cyclists, pedestrians, passenger transport users, and others using the transport corridor to move from place to place. vii. Contributes to the social, economic, cultural and environmental needs of current and future users of the transport network. viii.Takes account of the whole of life operational and maintenance costs of the transport network.	
Adverse Effects of the Transport Network **Policy 25.14.2.1c** Adverse effects of new transport infrastructure and changes to the existing transport network on: i. Amenity values of adjacent activities, ii. Cultural and heritage values, biodiversity, and iii. Safety, access and mobility of all users are minimised while recognising: iv. The function and the location that that part of the transport network has within the transport corridor hierarchy. v. The character and purpose of the zone in which it is located.	
Policy 25.14.2.1d The design, location and quantity of parking infrastructure is managed in a way that: i. Provides for special design requirements of transport network users. ii. Minimises adverse effects arising from an over- or under-supply of parking. iii. Minimises adverse safety and efficiency effects on the transport network.	

iv. Maximises opportunities for the efficient use of existing parking infrastructure. v. Trips by active modes and passenger transport are encouraged through integration with travel demand management and passenger transport options.	
Adverse Effects on the Transport Network **Policy 25.14.2.1e** Adverse effects of subdivision, use and development activities on the transport network are avoided or minimised with particular regard to: i. Connections to, and integration with, the transport network. ii. Reverse-sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise). iii. Promoting streetscape amenity. iv. Ensuring performance, condition, safety, efficiency and long-term sustainability and affordability of the transport network. v. Ensuring trips by active modes and passenger transport are encouraged through integration with travel demand management and passenger transport options. vi. Protection of strategic and arterial transport networks, including associated intersections.	
Policy 25.14.2.1f Integrated Transport Assessments shall be required for new subdivision, use or development of a nature, scale or location that has the potential to generate significant adverse transportation effects.	
URBAN DESIGN **Objective 25.15.2.1** Urban environments that promote the retention and enhancement of urban amenity values, i.e. pleasantness, aesthetics, coherence, cultural and recreational values.	For the analysis against the Urban Design objectives and policies in Section 25.15.2 see the assessment of the design guides in Appendix 1.4. that are contained in the Urban Design Report by Urbanism Plus.
Policy 25.15.2.1a Streetscape quality, public open spaces and pedestrian amenity are improved through appropriate streetscape and built-form which enhances the appearance, functionality, comfort and safety of the pedestrian environment.	
Policy 25.15.2.1b Built form and public amenity features, including public art, are encouraged to enhance public awareness of historic and contemporary heritage and culture.	
Objective 25.15.2.2	

Urban environments that promote a positive sense of place and are reflective of the characteristics of the surrounding local environment.	
Policy 25.15.2.2a Development within residential, business and City living areas is encouraged to promote a sense of human scale.	
Policy 25.15.2.2b Development will be expected to respond positively to the character of the area, the scale and proportion of buildings and spaces in which it is situated.	
Policy 25.15.2.2c Public and private development is encouraged to provide for attractions or focal points (including 'gateways') that assist in enhancing community identity.	
Policy 25.15.2.2d Sympathetic, contemporary design responses to cultural and heritage character within the surrounding local environment is encouraged.	
Policy 25.15.2.2e Distinctive architectural styles within identified character areas are retained.	
Objective 25.15.2.3 Continued enhancement of public and personal safety throughout the City, by reducing opportunities for crime to occur.	
Policy 25.15.2.3a The assessment of and appropriate responses to Crime Prevention Through Environmental Design (CPTED) principles is required within subdivision and development proposals, to reduce threats to personal safety and security and to promote the delivery or development of environments where people feel safe.	
Objective 25.15.2.4 Subdivision and development which is well connected, legible and promotes sustainable energy use.	
Policy 25.15.2.4a Subdivision and development design responds positively to local amenity and character values and promote use of renewable energy sources.	

Policy 25.15.2.4b Subdivision and development patterns through good through site linkages and consideration of site context promote walking, cycling and other active modes of transport.	
Objective 25.15.2.5 Urban environments that integrate land use with transport planning to provide permeable, highly connected and sustainable transport networks.	
Policy 25.15.2.5a Activities that are well located in respect of travel demand promote an efficient transport hierarchy and compact City around key nodes and circulation networks.	
Policy 25.15.2.5b Development promotes connectivity and accessibility with pedestrian routes, cycleways, public reserves and green corridors.	

WAIKATO REGIONAL PLAN

PLAN PROVISION	COMMENT
2.3.2 Objective 1. Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised. 2. Tangata whenua able to give effect to kaitiakitanga	Weston Lea engaged with the representatives of Waikato-Tainui very early in the design development in order to identify important resources and the iwi's world view on the development. This has enabled Amberfield to recognise matters of importance and to accommodate these in design and approaches to sustainable management of resources.
3.1.2 Objective The management of water bodies in a way which ensures: a. that people are able to take and use water for their social, economic and cultural wellbeing b. net improvement[1] of water quality across the Region	With the elimination of farm run-off, at source management of stormwater and no extra wastewater network overflows, plus the remediation of The Gully stream and related river riparian and Gully planting, surface and groundwater quality is expected to improve and no more than minor adverse effects on aquatic eco-systems (through stream length loss) are

c. the avoidance of significant adverse effects on aquatic ecosystems d. the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits e. the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced f. the range of reasonably foreseeable uses of ground water and surface water are protected g. inefficient use of the available ground surface water resources is minimised h. an increase in the extent and quality of the Region's wetlands i. that significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated j. the cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated k. the management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed l. the natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development m. ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield n. shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed o. concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems p. that the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.	anticipated. Any new structures will have only minor effects on natural character.
3.5.2 Objective Discharges of contaminants to water undertaken in a manner that:	

a. does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 b. does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2	These objectives have been addressed above as relevant and discharges are consistent with them.
Policies 3.5.3 Policy 2: Managing Discharges to Water with More than Minor Adverse Effects Control, through resource consents, discharges to water that are likely to have more than minor adverse effects so that: a. adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated b. the discharge causes no significant adverse effects from flooding or erosion c. there are no significant adverse effects from downstream siltation d. there are no significant adverse effects on the Coastal Marine Area, wetlands[2] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes	There are no discharges with more than minor adverse effects as noted above.
Policy 3: Alternatives to Direct Discharge to Water Land-based treatment systems will be promoted where soil type and drainage will allow and where adverse effects are minor or are less than those from a direct discharge to water. If the economic burden of adopting land treatment is unacceptable, provision will be made for a phased introduction of land treatment over an agreed period of time.	The approach to stormwater management relies primarily on disposal at source through soakage.
Policy 7: Stormwater Discharges Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.	
Policy 6: Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on:	Waikato-Tainui's role as kaitiaki and adverse effects have been addressed through: The TWWG continuing to work with the developer on the current and future applications for resource consent on the

a. the mauri of water b. waahi tapu sites c. other identified taonga.	potential effects identified above; The creation of the heritage reserve and its identification as a place of significance, marked with a pouwhenua, and other cultural symbolism; Reaffirming 'whakapapa' through cultural narrative within the development by using traditional mana whenua names, use of indigenous plant species in riparian restoration, street trees and open space planting, design that reflects contemporary Maori culture, cultural monitoring and guidance during earthworks, and timely use of appropriate karakia and other cultural protocols; Adopting the techniques and best practicable options of the stormwater and wastewater management processes to maintain and improve water quality; The development of a subdivision design guideline to require and/or encourage the incorporation of innovative low impact urban design by future development, including rainwater collection, landscaping, low energy/water fittings, insulation and solar or alternative energy sources/systems, as well as solar hot water system; The restoration of the natural stream in The Gully, as mitigation for stream loss; The mitigation of the effects on bats within the development site and the identification of opportunities and implementation of an offsite mitigation plan within the Hamilton South bat habitat, and attention given to wider biodiversity gains for native birds, insects and lizards in revegation; Including capacity building outcomes for Waikato-Tainui young people through education and commercial opportunities.

4.2.2 Objective The use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures in, on, under or over the beds of rivers and lakes managed in a manner that: 1. produces a net reduction in the adverse effects of the destabilisation of river and lake beds 2. does not have adverse effects on water quality, flow regimes, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 3. does not obstruct fish passage for trout and indigenous fish to complete their life cycle 4. preserves the natural character of river and lake beds and their margins and protects them from inappropriate use and development 5. there is no increase in the adverse effects of flooding 6. provides for navigation of water bodies where appropriate 7. remedies or mitigates adverse effects of existing structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries 8. avoids significant adverse effects of new structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries 9. remedies or mitigates cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries 10. maintains existing legal public access to and along river and lake beds and their margins.	The structures for which consent are sought include the culvert and the bridge across The Gully to The Island. While these are new urban structures in a previously rural environment, the existing streams are degraded and the proposal involves significant riparian restoration measures in The Gully to improve water quality and habitat. The culvert in The Gully is high in the catchment and above a stream section classed as ephemeral, as such has little effect on water resources. The bridge piers are located outside the stream bed and integrated with the enhancement planting and shared pathways, improving the natural character of the area. Other structures include several stormwater pipes for the secondary stormwater system. However these discharge within the riparian areas and not the bed of any stream or the river.
4.2.3 Policies Policy 2: Management of Structures Control through resource consents the use, erection, reconstruction,	

placement, alteration, extension, removal and demolition of those structures in, on, under or over river and lake beds that: a. cause or accentuate the significant adverse effects of destabilisation of the beds and the banks of rivers and lakes, or b. have the potential to cause significant adverse effects on water quality, flow regimes and aquatic ecosystems in a manner that is inconsistent with the policies in Section 3.2.3 of this Plan, or c. occur in natural state areas as identified in the Water Management Class Maps of this Plan, or d. obstruct fish passage for trout and indigenous fish, or e. may cause significant adverse effects on the natural character of river and lake beds (including caves), or f. increase the adverse effects of flooding on neighbouring properties, or g. cause obstruction to navigation, or h. cause significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or i. cause cumulative adverse effects j. obstruct existing legal public access.	The proposed structures will not have any of the effects listed.
4.3.2 Objective Physical alteration to the beds or banks of waterways, the deliberate introduction of vegetation to the beds or banks of rivers or lakes, the destruction or removal of vegetation from the beds and banks of rivers and lakes, and the access of livestock to the banks and beds of rivers and lakes managed so that: a. loss of adjacent land is avoided b. adverse effects on aquatic habitat, downstream water uses and on the passage of trout and indigenous fish of elevated suspended solids and temperature levels in surface water bodies are not inconsistent with objectives in Chapter 3.1 c. accelerated infilling of estuaries, harbours and wetlands[2] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna is avoided, excluding structures designed to trap sediment d. bank stability and channel stability is maintained e. there is in no increase in the adverse effects of flooding	The urban form and earthworks will require significant modification (reclamation) to existing site streams. However this is largely limited to ephemeral and intermittent stream lengths of negligible ecological value. For the 192m of intermittent stream of higher values, albeit still considered to be of low ecological value, and the 27m of permanent stream, also of low ecological value, the applicant proposes to enhance 586m of intermittent stream and 159m of permanent stream within The Gully. The enhancement will be the subject of a detailed stream mitigation plan that will include channel creation, culvert removal and riparian planting.

f. significant adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are avoided g. cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are remedied or mitigated h. significant adverse effects on the natural character of the margins of wetlands, lakes and rivers are avoided i. there is no introduction of any plant pest identified in the Waikato Regional Pest Management Strategy j. competition by introduced vegetation to existent desirable plant species is avoided k. obstruction of river channels by introduced vegetation is avoided l. faecal contamination does not have adverse effects that are inconsistent with objectives in Chapter 3.1 m. damage to lawfully established structures and drainage districts and river control scheme areas is avoided n. existing legal public access to and along river and lake beds and their margins is maintained, where appropriate. 4.3.3 Policies Policy 1: Bed and Bank Alterations and Extraction of Sand, Gravel and Other Bed Material Ensure that the physical alteration of the river bed and banks including the extraction of sand, gravel and other material in, on or under the bed of a river or lake: a. does not result in loss of adjacent land, or b. does not degrade water quality and aquatic ecosystems in a manner that is inconsistent with policies in Section 3.2.3, or c. does not result in the accelerated infilling of estuaries, harbours and wetlands[1] that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or d. does not obstruct fish passage, or e. does not significantly adversely affect bed and channel stability, except in those instances where the disturbance will provide environmental benefits, or f. does not result in an increase in the adverse effects of flooding on	

neighbouring properties, or g. does not affect the integrity of existing lawfully established structures or drainage districts and river control scheme areas, or h. avoids significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or i. does not degrade natural character in a manner that is inconsistent with Policy 6 in Section 4.3.3 j. does not obstruct existing legal public access where appropriate.	
5.1.2 Objective A net reduction of accelerated erosion across the Region so that: a. soil productivity, versatility and capability is maintained b. there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 c. there is no increase in the adverse effects of flooding or land instability hazards d. accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided f. cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. g. significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided h. there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 i. damage to property and infrastructure is avoided	A key element of the earthworks design has been to reduce the level of soil disturbance within the site and in particular near unstable areas along the riverbank and within The Gully, during all stages of the development. It is anticipated that there will be close to a cut-to-fill earthworks balance across the site (780,000m^3 cut v 630,000m^3 fill). A surplus of excess cut material will be utilised to landscape reserve areas and areas with high water tables as preload to reduce the risk of long term settlement. With the likely staging of development, each progressive stage will be bulk earth-worked to get as close to an earthworks balance as possible. However, for most stages an exact cut-to-fill balance will not be achievable, therefore earthworks will need to extend into the adjacent stage to borrow fill material or place surplus cut material to avoid material being transported off site. A number of erosion and sediment control measures are proposed to be implemented for the duration of siteworks to generally accord with the Waikato Regional Council

in particular in High Risk Erosion Areas together with: i. Catchments of estuaries that are areas of significant conservation value on the Coromandel Peninsula ii. Karst and cave systems.	Guidelines. Typical erosion and sediment control devices will be utilised by the earthwork contractor on site to minimise and control any sediment runoff from the site. This approach will be consistent with objective and related policy.
5.1.3 Policies Policy 1: Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: a. the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area b. the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves c. the erosion potential of soil when it is disturbed or vegetation is cleared d. the potential to increase the adverse effects of flooding e. the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki f. the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna[1] g. the potential to compromise air quality objectives as identified in Module 6 Air h. the potential to damage property and infrastructure.	In relation to dust it is noted that earthworks will be occurring over the dry months, consequently dust generation and erosion by wind from un-stabilised site areas may potentially be an issue. Dust will be suppressed by the contractor, and there are various methods that may be employed such as water carts, wheel washes, sprinkler systems, mulch or co-polymer sprays.

WAIKATO REGIONAL POLICY STATEMENT

PLAN PROVISION	COMMENT
3.4 Health and wellbeing of the Waikato River The health and wellbeing of the Waikato River is restored and protected and Te TureWhaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.	The Waikato River has been recognised as an all pervading element in the receiving environment of the proposed Amberfield development. This includes: • The historic and strategic importance of the river to early occupation by Maori is evident in the distribution of pa sites along the riparian margins of the Waikato River and the proximity of Maori horticulture sites. These characteristics are important to the cultural and archaeological assessments. • The river margins along most of the site are identified Significant Natural Areas. The retention and enhancement of these margins are addressed in several assessments. • The river has historically been, and remains, a corridor for movement. The transport effects section addresses its potential future role in active transport, mainly along the riparian margin of the river. • Finally, the river is a visual, landscape and recreational focus for the city. The proposed development is a unique opportunity for access to the river for inhabitants of Peacocke and the wider population. These values are all protected and the Vision is considered to be achieved, as supported through the consultation with Waikato-Tainui.
3.8 Ecosystem services The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.	
3.9 Relationship of tāngata whenua with the environment The relationship of tāngata whenua with the environment is recognised and provided for, including: a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori ; and b) the role of tāngata whenua as kaitiaki.	
Policy 4.3 Tāngata whenua Tāngata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	

Policy 8.5 Waikato River catchment Recognise Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River – as the primary direction-setting document for the Waikato River and develop an integrated, holistic and co-ordinated approach to implementation.	
Policy 10.2 Relationship of Māori to taonga Recognise and provide for the relationship of tāngata whenua and their culture and traditions with their ancestral lands,water, sites, wāhi tapu and other taonga.	
3.12 Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: a) promoting positive indigenous biodiversity outcomes; b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; e) recognising and protecting the value and long-term benefits of regionally significant infrastructure; f) protecting access to identified significant mineral resources; g) minimising land use conflicts, including minimising potential for reverse sensitivity; h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity	With the exceptions noted below, the built environment objectives are achieved. The promotion positive biodiversity outcomes will be largely reliant on arriving at a off-site mitigation solution for the long-tailed bat, by working together with DoC, HCC and WRC on a implementation strategy. Policies 11.1 and 11.2 provide for a mitigation approach including biodiversity off-sets, working toward a no net-loss approach at a regional scale. While significant mitigation can be undertaken on-site the expert assessment is that off-site mitigation, within the Hamilton South bat population territory, and potentially off-sets will be required to achieve no net loss and even enhance the spatial extent of the bat habitat as envisioned by Policy 11.1. On-site biodiversity will be otherwise enhanced through riparian and gully planting. Infrastructure will be developed ahead of HCC planned infrastructure to ensure that transport and wastewater in particular are provided so as to maintain safe and efficient networks and protect the environment.

generation activities including small and community scale generation; j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and k) providing for a range of commercial developmentto support the social and economic wellbeing of the region.	Amberfield is very supportive of the Hamilton CBD through proximity and a complementary land use mix.
3.19 Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	
Policy 11.1 Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversityoutcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: a) working towards achieving no net loss of indigenous biodiversity at a regional scale; b) the continued functioning of ecological processes; c) the re-creation and restoration of habitats and connectivity between habitats; d) supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; e) providing ecosystem services; f) the health and wellbeing of the Waikato River and its catchment; g) contribution to natural character and amenity values; h) tāngata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; i) managing the density, range and viability of indigenous flora and fauna; and j) the consideration and application of biodiversity offsets.	
Policy 11.2 Protect significant indigenous vegetation and significant habitats of indigenous fauna	

Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	
3.14 Mauri and values of fresh water bodies Maintain or enhance the mauri and identified values of fresh water bodies including by: a) maintaining or enhancing the overall quality of freshwater within the region; b) safeguarding ecosystem processes and indigenous species habitats; c) safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; d) safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030; e) establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed; f) enabling people to provide for their social, economic and cultural wellbeing and for their health and safety; g) recognising that there will be variable management responses required for different catchments of the region; and recognising the interrelationship between land use, water quality and water quantity.	The approach taken to Three Waters will result in the enhancement of freshwater bodies, through the avoidance of wastewater network overflows and generally on-site soakage for stormwater. The urban form and earthworks will require significant modification (reclamation) to existing site streams. However this is largely limited to ephemeral and intermittent stream lengths of negligible ecological value. For the 192m of intermittent stream of higher values, albeit still considered to be of low ecological value, and the 27m of permanent stream, also of low ecological value, the applicant proposes to enhance 586m of intermittent stream and 159m of permanent stream within The Gully. The enhancement will be the subject of a detailed stream mitigation plan that will include channel creation, culvert removal and riparian planting.
Policy 8.3 All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: a) reducing: i) sediment in fresh water bodies and coastalwater (including bank instability) that is derived from human based activities; ii) accelerated sedimentation of estuaries; iii) microbial and nutrient contamination; iv) other identified contaminants; and b) Where appropriate, protection and enhancement of: i) riparianand wetlandhabitat; ii) instream habitat diversity; iii) indigenous biodiversity; and c) providing for migratory patterns of indigenous freshwater species up and	

down rivers and streams and to the coastal marine area where practicable; and d) avoiding: i) physical modification of fresh water bodies where practicable; and ii) inappropriate development in flood plains; and e) managing: i) groundwater and surface water flow/level regimes, including flow regime variability; ii) linkages between groundwater and surface water; and iii) pest and weed species where they contribute to fresh water body and coastal water degradation.	The approach to on-site stormwater disposal by soakage will maintain existing groundwater regimes as much as possible within an urban environment.
3.16 Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: a) maintain and enhance: i) public access; and ii) amenity values. b) maintain or enhance: i) water quality; ii) indigenous biodiversity; iii) natural hazard risk reduction; iv) cultural values; v) riparian habitat quality and extent; and vi) wetland quality and extent.	The riparian margin of the Waikato River will be protected and enhanced through infill planting and weed eradification. Public access along the river will be enhanced with public trails, with access to the river provided at safe and convenient points and consistent with cultural values on the river.
3.21 Amenity The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.	Unlike many parts of Hamilton the river will be directly accessible and widely able to be appreciated by the public. This is a key amenity feature of the Amberfield master plan design.
Policy 12.3 Maintain and enhance areas of amenity value Areas of amenity valueare identified, and those values are maintained and enhanced. These may include: a) areas within the coastal environment and along inland water bodies; b) scenic, scientific, recreational or historic areas; c) areas of spiritual or cultural significance; d) other landscapes orseascapes or natural features; and e) areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place	

3.22 Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	Retention of natural character will be achieved through the maintainence and enhancement of the riparian strip. For more detailed description of natural character effects see the Assessment of Landscape and Visual Effects.
Policy 12.2 Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: a) where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; b) where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; c) where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; d) promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and theirmargins; and e) regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	
3.23 Public access Public access to and along the coastal marine area, lakes and rivers ismaintained and enhanced.	
Policy 12.4 Maintain and enhance public access Public access to and along the coastal marine area, lakes, and riverswill be maintained andenhanced by: a) providing direction about where and when additional access should be established; b) ensuring that subdivision, use and development do not constrain the ability of the land/wateredge to adjust over time in response to natural processes, including the effects of climate change; and c) ensuring subdivision, use and development do not result in	

inappropriateloss of existing public access.	
3.24 Natural hazards The effects of natural hazards on people, property and the environment are managed by: a) increasing community resilience to hazard risks; b) reducing the risks from hazardsto acceptable or tolerable levels; and c) enablingthe effective and efficient response and recovery from natural hazard events.	Amberfield has been subject to natural hazard analysis in relation to both instability and flooding. The resulting master plan ensures that the future development reduces risk by locating dwellings away from the few unstable areas along the river margin and ensuring that habitable floor levels are above predicted extreme event flood levels, also allowing 1m for climate change. The Waikato Riverbank and Gully Hazard Area (WRGHA) is generally avoided with only one house be situated on land in the northern part of Amberfield which site inspection suggests has been inaccurately recognised as having any hazard. Earthworks generally avoid the WRGHA.
Policy 10.1 Managing historic and cultural heritage Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	The development of the site will result in the loss of most of the sites of early Maori cultivation and the associated soil structures. This is to be mitigated through: • The TWWG continuing to work with the developer on the current and future applications for resource consent on the potential effects identified above; • The creation of the heritage reserve and its identification as a place of significance, marked with a pouwhenua, and other cultural symbolism; • To reaffirm 'whakapapa' through cultural narrative within the development by using traditional mana whenua names, use of indigenous plant species in riparian restoration, street trees and open space planting, design that reflects contemporary Maori culture, cultural monitoring and guidance during earthworks, and timely use of appropriate karakia and other cultural protocols; • Adopting the techniques and best practicable options of the stormwater and wastewater management processes to maintain
Policy 10.3 Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	

	and improve water quality; • The development of a subdivision design guideline to require and/or encourage the incorporation of innovative low impact urban design by future development, including rainwater collection, landscaping, low energy/water fittings, insulation and solar or alternative energy sources/systems, as well as solar hot water system; • The restoration of the natural stream in The Gully; • The mitigation of the effects on bats within the development site and the identification of opportunities and implementation of an offsite mitigation plan within the Hamilton South bat habitat, and attention given to wider biodiversity gains for native birds, insects and lizards in revegation; • Include capacity building outcomes for Waikato-Tainui young people through education and commercial opportunities.
Policy 14.3 Soil contaminants Ensure that contaminantsin soils are minimisedand do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: a) human health; b) animal health; c) suitability of soil for food production; d) micro-nutrientavailability; e) soil ecology; and f) groundwater.	An initial investigation (PSI) has indicated that there is some potential for soil contamination related to the farming use of the site that need further investigation prior to general earthworks. Consents for a DSI are being sought from HCC.

Te Ture Whaimana O Te Awa O Waikato

STRATEGIES FOR THE WAIKATO RIVER

To achieve the Objectives, the following Strategies will be implemented:

1. Ensure that the highest level of recognition is given to the restoration and protection of the Waikato River.
2. Establish what the current health status of the Waikato River is by utilising maatauranga Maaori and latest available scientific methods.
3. Develop targets for improving the health and wellbeing of the Waikato River by utilising maatauranga Maaori and latest available scientific methods.
4. Develop and implement a programme of action to achieve the targets for improving the health and wellbeing of the Waikato River.
5. Develop and share local, national and international expertise, including indigenous expertise, on rivers and activities within their catchments that may be applied to the restoration and protection of the health and wellbeing of the Waikato River.
6. Recognise and protect waahi tapu and sites of significance to Waikato-Tainui and other Waikato River Iwi (where they so decide) to promote their cultural, spiritual and historic relationship with the Waikato River.
7. Recognise and protect appropriate sites associated with the Waikato River that are of significance to the Waikato regional community.
8. Actively promote and foster public knowledge and understanding of the health and wellbeing of the Waikato River among all sectors of the Waikato regional community.
9. Encourage and foster a 'whole of river' approach to the restoration and protection of the Waikato River, including the development, recognition and promotion of best practice methods for restoring and protecting the health and wellbeing of the Waikato River.
10. Establish new, and enhance existing, relationships between Waikato-Tainui, other Waikato River Iwi (where they so decide), and stakeholders with an interest in advancing, restoring and protecting the health and wellbeing of the Waikato River.
11. Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.
12. Ensure appropriate public access to the Waikato River while protecting and enhancing the health and wellbeing of the Waikato River.