

Appendix G – Assessment of PPC2 against the additional Objectives and Policies of the Waikato Regional Policy Statement

Objective/Policy	Commentary
ECO – Ecosystems and Indigenous Biodiversity	
<u><i>ECO-O1 – Ecological Integrity and Indigenous Biodiversity</i></u> The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	Based on ecological assessment consideration of the extent of natural inland wetlands has been considered as part of PPC2, including their functional state in relation to the Structure Plan area.
<u><i>ECO-P1 – Maintain or Enhance Indigenous Biodiversity</i></u> Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and	Specific ecological assessment of PPC2 structure plan areas was completed, resulting in delineation of natural inland wetland areas. These areas have been identified within the Structure Plan mapping and appropriate consideration for their protection and/or restoration put in place. PPC2 is consistent with ECO-P1.

10. the consideration and application of biodiversity offsets.	
<u><i>ECO-P3 – Collaborative Management</i></u> Maintaining and enhancing indigenous biodiversity shall be promoted in an integrated and efficient manner including by working collaboratively with landowners, resource managers, tangata whenua and other stakeholders.	With the identification of the wetland areas within the Structure Plans for W2 and W6, maintenance and enhancement of the wetland areas can be achieved, as part of any development enabled by PPC2.
<u><i>ECO-M1 – Maintain or Enhance Indigenous Biodiversity</i></u> Regional and district plans shall maintain or enhance indigenous biodiversity, including by: 1. providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change; 2. having regard to any local indigenous biodiversity strategies developed under ECO-M11; and 3. creating buffers, linkages and corridors to protect and support indigenous biodiversity values, including esplanade reserves and esplanade strips to maintain and enhance indigenous biodiversity values.	Proposed pedestrian and cycleway links through W6, and the presence of existing road reserve/Reserve (Passive) zone provide linkages and buffers beside existing wetland areas to further protect them from developmental influences. Buffer areas are proposed within W2, for both amenity reasons and for stormwater mitigation purposes. Planting is proposed within this area. Emphasis is placed on indigenous plants appropriate to the surrounding landscape. The presence of these buffer areas is consistent with ECO-M1.
<u><i>ECO-M2 – Adverse Effects on Indigenous Biodiversity</i></u> Regional and district plans shall recognise that adverse effects on indigenous biodiversity within terrestrial, freshwater and coastal environments are cumulative and may include: 1. fragmentation and isolation of indigenous ecosystems and habitats; 2. reduction in the extent and quality of indigenous ecosystems and habitats; 3. loss of corridors or connections linking indigenous ecosystems and habitat fragments or between ecosystems and habitats; 4. the loss of ecological sequences; 5. loss or disruption to migratory pathways in water, land or air;	Recognition is provided within PPC2 in relation to the importance of natural inland wetlands, the requirements of the NPS-F and appropriate consideration of national and regional requirements in relation to freshwater and indigenous biodiversity. Delineation of the wetland on the associated Structure Plan maps will assist in reducing the potential for loss of wetland ecosystems and habitats. Provisions within PPC2 will enhance protections for the identified wetlands, as current HDP provision

6. effects of changes to hydrological flows, water levels, and water quality on ecosystems; 7. loss of buffering of indigenous ecosystems; 8. loss of ecosystem services; 9. loss, damage or disruption to ecological processes, functions and ecological integrity; 10. changes resulting in an increased threat from animal and plant pests; 11. effects which contribute to a cumulative loss or degradation of indigenous habitats and ecosystems; 12. noise, visual and physical disturbance on indigenous species, particularly within the coastal environment; and 13. loss of habitat that supports or provides a key life-cycle function for indigenous species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists.	under Rural and LDR do not specifically recognise these features.
<u><i>ECO-M3 – Avoidance, Remediation, Mitigation and Offsetting (for Indigenous Biodiversity that is Not Significant)</i></u> Regional and district plans: 1. for non-significant indigenous vegetation and non-significant habitats of indigenous fauna (excluding activities pursuant to ECO-M4): a. shall require that where loss or degradation of indigenous biodiversity is authorised adverse effects are avoided, remedied or mitigated (whether by onsite or offsite methods). b. should promote biodiversity offsets as a means to achieve no net loss of indigenous biodiversity where significant residual adverse effects are unable to be avoided, remedied or mitigated. c. when considering remediation, mitigation or offsetting, methods may include the following: i. replacing the indigenous biodiversity that has been lost or degraded;	No loss or degradation of indigenous biodiversity is authorised by PPC2. Delineation of the natural inland wetland areas will assist in avoiding adverse effects in relation to these areas.

ii. replacing like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value); iii. the legal and physical protection of existing habitat; iv. the re-creation of habitat; or v. replacing habitats or ecosystems with indigenous biodiversity of greater ecological value. 2. for significant indigenous vegetation and significant habitats of indigenous fauna ECO-M13 applies.	
<u><i>ECO-M7 – Threatened Species Information</i></u> Local authorities should liaise with the Department of Conservation and other relevant agencies to ensure location and distribution data for species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists are available when preparing and implementing regional or district plans.	The long-tailed bat recording has been registered within the Department of Conservation Bat Database.
<u><i>ECO-M8 – Plan Development</i></u> Local authorities should consider (including when developing regional and district plans): 1. offering incentives for indigenous biodiversity enhancements or protection; and 2. using financial contributions and other economic instruments to maintain or enhance indigenous biodiversity.	No incentives have been considered as part of PPC2.
<u><i>ECO-M14 – Assess Significance</i></u> Where regional and district plans require an assessment of significant indigenous vegetation and the significant habitats of indigenous fauna that have not been identified by Waikato Regional Council as part of ECO-M12, the criteria in APP5 shall be used. The identification of the characteristics of any area will be undertaken prior to any modification of the area or site and will inform the decision-making process as to whether the proposed activity or modification is appropriate. The characteristics that have	The appropriate protocols have been utilised to assess and identify the relevant characteristics associated with the Structure Plan areas within PPC2. The identification and mapping of the natural inland wetland areas have been communicated via the PPC2 process.

contributed to an area being significant should also be communicated to the relevant landowners and kept on record by the local authority.	
<u><i>ECO-M16 – Working with Tangata Whenua</i></u> Local authorities should recognise tangata whenua relationships with indigenous biodiversity. This could include involving tangata whenua when identifying opportunities for re-creating habitat and providing opportunities for tangata whenua involvement in implementing local indigenous biodiversity strategies.	Tangata whenua have been involved in the early consultation process in relation to PPC2.
HAZ – Hazards and Risks	
<u><i>HAZ-O1 – Natural Hazards</i></u> The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	The effects of natural hazards, specifically in relation to W6, have been addressed through the limitation of land proposed for re-zoning to areas located above the known flood level, and the inclusion of specific requirements for assessment by a suitably qualified expert in relation to the risks of flooding from, or in relation to, the Ohinemuri River and any associated overland flow paths, at the time of subdivision.
<u><i>HAZ-P1 – Natural Hazard Risk Management Approach</i></u> Natural hazard risks are managed using an integrated and holistic approach that: 1. ensures the risk from natural hazards does not exceed an acceptable level; 2. protects health and safety; 3. avoids the creation of new intolerable risk; 4. Reduces intolerable risk to tolerable or acceptable levels; 5. enhances community resilience;	Assessment (including the Liquefaction and Vulnerability Assessment Appendix H to Notification/Section 32 Report) has ensured that PPC2 does not create new intolerable risk in relation to natural hazards. It is noted that the natural elevation of W2 is utilised to protect against the risk of flood from the Ohinemuri River.

6. is aligned with civil defence approaches; 7. prefers the use of natural features over man-made structures as defences against natural hazards; 8. recognises natural systems and takes a 'whole of system' approach; and 9. seeks to use the best available information/best practice.	
<u><i>HAZ-P2 – Manage Activities to Reduce the Risks from Natural Hazards</i></u> Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards; 4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and 6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	Assessment (including the Liquefaction and Vulnerability Assessment Appendix H to Notification/Section 32 Report) has ensured that PPC2 does not create new intolerable risk in relation to natural hazards. It is noted that the natural elevation of W2 is utilised to protect against the risk of flood from the Ohinemuri River, avoiding the need for new structural protection works.
<u><i>HAZ-P3 – High Impact, Low Probability Natural Hazard Events</i></u> The risks associated with high impact, low probability natural hazard events such as tsunami, volcanic eruptions, earthquakes and debris flows are considered, having particular regard to: 1. personal health and safety; 2. damage and/or disruption to essential community services; 3. the ability of a community to respond and recover; and 4. civil defence readiness, response and recovery planning.	PPC2 will be no more vulnerable to risks associated with high impact, low probability natural hazard events such as tsunami, volcanic eruptions, earthquakes and debris flows than the existing township of Waihi.

<u>HAZ-P4 – Contaminated Land</u> Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	While no specific assessment has been completed as part of PPC2, it is considered highly unlikely that any contaminants would be present in such levels and extents so as to preclude the rezoning as proposed, e.g. by being unviable to remediate to acceptable residential or industrial levels. The NES-CS requirements will need to be addressed at the time of future subdivision.
UFD – Urban Form and Development	
<u>UFD-O1 – Built Environment</u> Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes; 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity;	The delineation of natural inland wetlands associated with the Structure Plan areas of PPC2 along with suitable provisions within the Structure Plan rules will promote positive indigenous biodiversity outcomes. There are no outstanding natural features or landscapes associated with PPC2. Based on the transportation and three waters assessments provided within Appendix B and C, PPC2 will not compromise the safe, efficient and effective operation of infrastructure corridors. PPC2 can be appropriately serviced. Active transportation links are encouraged, particularly in relation to W6, via connectivity to existing road reserve/Reserve (Passive) adjoining the Ohinemuri River. Given that W2 is within 2km of the edge of Waihi township, alternative modes of transportation, other than just vehicles could be anticipated to be used to access the site.

8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; 9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; b. improve housing choice, quality, and affordability; c. enable a variety of homes that enable Māori to express their cultural traditions and norms; d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term; e. improves connectivity within urban areas, particularly by active transport and public transport; f. take into account the values and aspirations of <u>hapū</u> and <u>iwi</u> for urban development.	W6 and W7 allow for a range of density and design based on the availability of infrastructure for servicing and given their location within the existing urban area of Waihi, W6 and W7 will contribute to a well-functioning urban environment.
<u>UFD-P1 – Planned and Co-ordinated Subdivision, Use and Development</u> Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: 1. has regard to the principles in APP11; 2. recognises and addresses potential cumulative effects of subdivision, use and development;	The provision of specific Structure Plans associated with W2 and W6 will ensure that future subdivision, use and development of these sites will occur in a planned and co-ordinated manner.

3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and 4. has regard to the existing built environment.	
<u>UFD-P2 – Co-ordinating Growth and Infrastructure</u> Management of the built environment ensures: 1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: a. optimise the efficient and affordable provision of both the development and the infrastructure; b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; c. protect investment in existing infrastructure; and d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; 2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; 3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and 4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and 5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	The technical reporting in relation to the provision of three waters and transportation infrastructure has confirmed that PPC2 will appropriately manage the nature, timing and sequencing of new development in line with required funding and implementation requirements.
<u>UFD-P4 – Energy Demand Management</u>	

Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	
<u>UFD-P18 – Tier 3 Local Authority Areas Outside The Future Proof Strategy</u> New urban development in tier 3 local authority areas shall be managed in a way that: 1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans; 2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development; 3. focuses new urban development in and around existing settlements; 4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas; 5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development; 6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area; 7. has particular regard to the principles in APP11; 8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41, and planning in the coastal environment as set out in CE-M1; 9. in relation to urban environments: a. concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;	Hauraki District Council is not a Tier 3 authority. However, it is noted that PPC2 is consistent with the expectations set within the Hauraki District Growth Strategy Te Rautaki Whakatipu 2050.

b. provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect; c. enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for: i. households on low to moderate incomes; and ii. Māori to express cultural traditions and norms; d. enables a variety of site sizes and locations in urban environments suitable for different business sectors; e. supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.	
<u>UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments</u> Where alternative urban land release patterns are promoted through district plan and structure plan processes, either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council strategies and plans, justification shall be provided to demonstrate consistency with the principles in APP11, and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the criteria in APP14.	Hauraki District Council is not a Tier 3 authority. However, it is noted that PPC2 is consistent with the expectations set within the Hauraki District Growth Strategy Te Rautaki Whakatipu 2050.
APP11 – Development Principles <u>General Development Principles</u> New development should:<u>The general development principles for new development are:</u> a. support existing urban areas in preference to creating new ones; b. occur in a manner that provides clear delineation between urban areas and rural areas;	Hauraki District Council is not a Tier 3 authority. However, it is noted that PPC2 is consistent with the expectations set within the Hauraki District Growth Strategy Te Rautaki Whakatipu 2050.

c. make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas; d. not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated; e. connect well with existing and planned development and infrastructure; f. identify water requirements necessary to support development and ensure the availability of the volumes required; g. be planned and designed to achieve the efficient use of water; h. be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils; i. promote compact urban form, design and location to: i. minimise energy and carbon use; ii. minimise the need for private motor vehicle use; iii. maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport; iv. encourage walking, cycling and multi-modal transport connections; and v. maximise opportunities for people to live, work and play within their local area; j. maintain or enhance landscape values and provide for the protection of historic and cultural heritage; k. promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;	PPC2 supports the existing urban development associated with Waihi township. W6 and W7 support intensification within the existing Residential environment.
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- l. maintain and enhance public access to and along the coastal marine area, lakes, and rivers;
- m. avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);
- n. adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;
- o. not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;
- p. be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments;
- q. consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;
- r. support the Vision and Strategy for the Waikato River in the Waikato River catchment;
- s. encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
- t. recognise and maintain or enhance ecosystem services.

Principles Specific to Rural-Residential Development

As well as being subject to the general development principles, principles for new rural-residential development should be:

- a. be more strongly controlled where demand is high;
- b. not conflict with foreseeable long-term needs for expansion of existing urban centres;
- c. avoid open landscapes largely free of urban and rural-residential development;

d. avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes; e. recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes; f. minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping; g. be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and h. be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.	
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