

21.1 Proposed Waikato District Plan (Decisions Version)

Part 2: District-wide matters / Energy, infrastructure and transport / AINF – All infrastructure

- 21.1.1 The proposed infrastructure comprises a site-specific erosion and sediment control system to avoid, remedy and mitigate potential adverse effects on water quality within the catchment. This includes diversion of clean-water (runoff) and treatment of water associated with the managed fill – both shallow groundwater and surface water. Detailed ESCP's have been provided with the application, and monitoring and compliance plans and conditions proffered with the application. These measures are consistent with **AINF-O1**, in that the proposed infrastructure has been developed and will be operated, maintained, and upgraded to enhance social, economic, cultural and environmental well-being, by ensuring that any water discharged into the receiving environment will be 'clean' water.
- 21.1.2 The proposed ESC infrastructure is protected from reverse sensitivity effects as it has sufficient physical separation from any rural-residential property, and works can comply with WDP noise standards. Therefore the establishment and ongoing operation of the managed fill is not in proximity to any existing land-use that would raise reverse sensitivity effects. It is not near any residential or countryside living zone that may expect heightened amenity values. (see **AINF-O2**). The proposed ESC infrastructure has been located in degraded gully areas, avoiding areas of SNA. (**AINF-O3**).
- 21.1.3 The National Grid is in proximity to FA4, however written approval has been provided by Transpower therefore the national significance of the National Grid has been protected (**AINF-O4 and AINF-P19**).
- 21.1.4 The proposed activity is consistent with Objective **AINF-O8** (Land Transport Network) in that it proposes sustainable use of the existing effective and efficient land transport network and strategic roads by 'back-loading' trucks that are already arriving at the quarry to collect aggregate. This usage enhances both economic well-being and supports growth and productivity with the Waikato Region and upper North Island. Use of an existing vehicle crossing is also sustainable, and this entrance (shared with quarry), continues to provide efficient and effective access to the site (**AINF-P29**). The TIA provided determines that the existing road hierarchy and function of the surrounding road network has capacity and is suitable for the intended activity. (**AINF-P30 & 31**).
- 21.1.5 Additional use of the existing road network provides for maintenance and repair etc of the network by additional payment of road user levies. (**AINF-P1**). Adaptive Monitoring plans/practices allow for the future operator to adopt new technologies within the ESC system, that have potential to further benefit the environment and/or increase the reliability of the infrastructure. (**AINF-P2**)

21.1.6 **AINF-P28** discusses stormwater and drainage infrastructure. THE proposal is consistent with this policy in that it is proposing a best-practice low impact design and managing the stormwater at the source. Impervious surfaces will not be created, and the predevelopment hydrological conditions can be maintained. The SRP's ensure there is no increase of the flow of stormwater onto adjoining properties, with discharge of clean water controlled and monitored.

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

21.1.7 There are 4 objectives in the **General Rural Zone**, and the application is consistent with these, as it does not impact on high class soils, is associated with existing extractive activities, and will maintain rural character and amenity, due to the relatively discreet locality of the gullies. While the fill operation is not exclusively proposed for quarry use, it is required to protect the longevity of quarry operations (in part).

21.1.8 The policies support these objectives, by requiring that activities have a functional or operational need for a rural location – **GRUZ-P4** recognises that character and amenity values vary across the zone as a result of the physical resources present, and the scale and extent of land use activities, such as in this case. It is considered that the proposed activity has both a functional and operational need for this rural location (**GRUZ-P6**). In addition, the managed fill (and quarry) are not located within any Outstanding Natural Landscape/Feature/Character Area identified in the PWDP (**GRUZ-P10**).

21.1.9 There is adequate separation from site boundaries to enable adverse effects to be contained within the site, thereby avoiding reverse sensitivity effects (**GRUZ-P13**), and it is noted that the nearest potentially affected neighbour directly north of FA3 & FA4 has provided written approval to the proposed activities.

Part 2: District-wide matters / Historical and cultural values / MV – Maaori values and Maatauranga Maaori

21.1.10 The proposed activities have recognised Maaori values and had multiple hui with WWT in order to understand their concerns, recognising that only tangata whenua can determine effects on their values (et al) – **MV-O1**. Early and ongoing engagement was undertaken since 2019 (**MV-P2**).

21.1.11 Gleeson have sought to include WWT in the process, seeking input on the application and in particular the restoration of the compensation area and the establishment of a dedicated 'bat reserve'. Iwi representatives have visited the site on more than one occasion, meeting with experts and Gleeson representatives in order to acknowledge the connections between tangata whenua and their ancestral lands. (**MV-O2**)

21.1.12 A cultural impact assessment was originally prepared by Mr Norm Hill (as mandated by WWT), and it was confirmed that there were no sites of significance to iwi impacted by the proposal. Adherence to accidental discovery protocols is accepted. (**MV-P1**)

21.1.13 In regard to **MV-P3 to MV-P5**, the proposal seeks to understand and thereby manage the effects of the managed fill on Maaori values through the hearings process.

Part 2: District-wide matters / Natural environment values / NATC – Natural character

21.1.14 The wetland areas identified within FA's 2-4 have been determined to be artificial and therefore not subject to the provisions of the NES-FW, which apply to natural wetlands only. The assessed overall ecological value for all wetlands within FA2-4 has been determined as being 'low', despite their significance under criteria 4 and 6 of the WRC Regional Policy Statement. Criteria 4 relates to an ecosystem type that is under-represented in a district, region or nationally. It is widely accepted that wetland habitat is under threat nationally. Criteria 6 relates to wetland habitat that has not been created and subsequently maintained – in this case, the wetland habitat has been shown to have been artificially created, and maintained for its purpose – stock watering, fire-fighting (forestry) and recreational use. Therefore, the proposal is considered consistent with **NATC_O1** in that the development is not inappropriate for the surrounding (low value) natural character.

21.1.15 In terms of **NATC-P1 and NATC-P3**, the restoration and enhancement of almost 4ha of indigenous vegetation, stream and wetland habitat within an identified SNA recognises that rehabilitation of natural features has a high value – in the right location. The compensation area allows for biodiversity to flourish, water quality to be protected and enhanced and the landscape to revert from farmland to its natural state.

Part 2: District-wide matters / Natural environment values / NFL – Natural features and landscapes

21.1.16 The proposed managed fill activities do not occur within or adjacent to any land overlaid with outstanding natural features or outstanding natural landscapes.

Part 2: District-wide matters / General district-wide matters / EW – Earthworks

21.1.17 Under the **Earthworks Chapter**, it is evident from this AEE that while earthworks are to be enabled (for the importation of controlled cleanfill) the effects of earthworks must be managed to avoid and/or mitigate erosion and sediment loss, that the ground is geotechnically stable, that changes to natural waterflows are avoided/mitigated, and ecosystem restoration, rehabilitation or enhancement works are encouraged. The proposed managed fill activities meet these outcomes (**EW-P3**).

Part 2: District-wide matters / Natural environment values / ECO – Ecosystems and indigenous biodiversity

21.1.18 The managed fill is not within an area of SNA, and ESC measures ensure protection of the SNA adjacent to FA2 (**ECO-01**), as well as physical distance (greater than 100m). Furthermore, an indigenous ecosystem is being enhanced within the proposed compensation area (**ECO-02**). Biodiversity off-setting is required under **ECO-P3** where an activity results in more than minor residual adverse effects on an SNA. In this case, there are no (or negligible) adverse effects on the SNA adjacent to FA2, however extensive biodiversity off-setting is still being proposed. This is in excess of the requirements of the PWDP.

Part 2: District-wide matters / Hazards and risks / CL – Contaminated land

21.1.19 Regarding contaminated land, the proposal is consistent with **Objective CL-01** and **Policy CL-P1** in that a CLMP has been provided with the application which allows for the management of historic contaminated soils in FA3.

Part 2: District-wide matters / General district-wide matters / NOISE – Noise

21.1.20 The AEE and expert assessment provided on Noise effects is consistent with **Policy NOISE-P3** in that the predicted levels comply with the noise standards in the PWDP, and hours of operation have been set to appropriate limits. In addition, there are no existing noise sensitive activities in proximity to the subject site.