

# Private Plan Change 21: Graham Block Development

Assessment of Environmental Effects

Prepared for:  
**Pokeno Village Holding Limited**

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August 4, 2017



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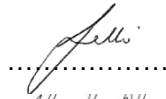
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## Pokeno Village Holdings Limited

### Private Plan Change 21

### Graham Block Development

## CONTENTS

1	Introduction.....	1
2	Assessment of Environmental Effects.....	2
2.1	Introduction .....	2
2.2	Positive Effects.....	2
2.2.1	The Efficient Use of the Land Resource .....	2
2.2.1.1	Positive Socio-Economic Benefits: .....	3
2.2.2	Economic .....	3
2.2.2.1	Amenity .....	3
2.2.2.2	Congestion .....	3
2.2.2.3	Efficiencies.....	4
2.2.2.4	Opportunity Cost.....	4
2.2.2.5	Deferred Costs .....	4
2.2.3	Landscape and Visual Effects.....	4
2.2.4	Ecological Effects .....	6
2.2.4.1	Terrestrial Effects .....	6
2.2.4.2	Wetlands Effects .....	6
2.2.4.3	Freshwater Effects .....	7
2.2.4.4	Mitigation.....	8
2.2.5	Geotechnical .....	9
2.2.6	Contamination Effects.....	10
2.2.7	Traffic Effects .....	11
2.2.8	Noise and Vibration .....	11
2.2.9	Arboricultural.....	12
2.2.9.1	Mitigation.....	12
2.2.10	Wastewater Servicing .....	13
2.2.11	Stormwater Management .....	13
2.2.12	Potable Water Supply .....	14
2.2.13	Other Network Utilities.....	14

2.2.14	Cultural and Heritage Effects .....	15
2.2.15	Social Effects .....	16
2.3	Consultation .....	16
2.4	Statutory Assessment .....	17
2.4.1	Introduction .....	17
2.4.2	Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 .....	17
2.4.3	National Policy Statement on Urban Development Capacity 2016 .....	17
2.4.4	National Policy Statement for Freshwater Management 2014 .....	18
2.4.5	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health .....	18
2.4.6	Waikato Regional Policy Statement.....	19
2.4.6.1	Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) ..	21
2.4.7	Waikato Regional Plan .....	21
2.4.7.1	Proposed Change 1 .....	21
2.4.8	Waikato District Plan .....	22
2.4.9	Other matters .....	22
2.4.9.1	District Growth Strategy .....	22
2.4.9.2	Pokeno Structure Plan .....	23
2.4.9.3	Future Proof .....	23
2.4.9.4	Waikato-Tainui Environmental Plan.....	24
2.4.9.5	Future Urban Land Supply Strategy .....	24
2.4.9.6	Local Government Act 2002 .....	25
2.4.10	Part 2 of the RMA.....	25
3	Conclusion .....	31

## LIST OF TABLES

Table 2-1:	Visual Effect Assessment.....	5
Table 2-2:	Consideration of Section 6 and 7 of the RMA .....	25
Table A-1:	Statutory Assessment .....	1

## LIST OF FIGURES

Figure 2-1:	Wetland Areas.....	7
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## APPENDICIES

Appendix A	Relevant Statutory Provisions
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Appendix B	Consultation Strategy
Appendix C	GHD Waste Water Analysis
Appendix D	GHD Water Supply Analysis

## TECHINICAL REPORTS

Technical Report A	Arboricultural Assessment Report
Technical Report B	Contamination Preliminary Site Investigation
Technical Report C	Ecological Assessment
Technical Report D	Residential and Economic Assessment
Technical Report E	Preliminary Geotechnical Appraisal Report
Technical Report F	Archaeological Survey
Technical Report G	Landscape and Visual Effects Assessment
Technical Report H	Acoustics Review
Technical Report I	Stormwater Management Report
Technical Report J	Integrated Transport Assessment
Technical Report K	Infrastructure Report

# 1 Introduction

This Assessment of Environmental Effects Report has been prepared in support of a Private Plan Change which seeks to enable the future residential development of the site located at 201 Hitchen Road (identified as the 'Plan Change Area'). Specifically, Pokeno Village Holdings Limited (the applicant), proposes a Private Plan Change to the Waikato District Plan (the District Plan) to re-zone the Plan Change Area.

The Plan Change proposes to:

- (a) Re-zone an area of 26ha from Rural to Residential 2 Zone (one of the suite of zones currently applied to the Pokeno area). This is anticipated to accommodate the development of 100 standalone residential dwellings;
- (b) Remove the Large Lot Overlay which currently applies to the northern extent of the Plan Change Area, thereby enabling a denser, more efficient development of the land resource. This is anticipated to enable the development of an additional 50 standalone residential dwellings within an area which is currently zoned for residential development;
- (c) Apply the Large Lot Overlay to the southern extent of the Plan Change Area.
- (d) Incorporate the Plan Change Area into the existing Pokeno Structure Plan Area;
- (e) Delete two Taraire Trees (ITEM C.33) from Schedule 8A: Historic Buildings, Structures, Trees and Areas;
- (f) Schedule a Rewarewa Tree and Taraire Tree located within the Plan Change Area;
- (g) Identify Wetland 1 and Wetland 2 (and associated areas) on the Pokeno Structure Plan Area map; and
- (h) Remove the Central Rural Management Area from the Plan Change Area

The Plan Change therefore requires amendments to the Pokeno Structure Plan, Planning Maps and provisions contained within the Waikato District Plan, as detailed in Section 2 of this Plan Change.

## 2 Assessment of Environmental Effects

### 2.1 Introduction

The potential effects associated with the proposed Plan Change include both positive and adverse effects. The potential adverse effects relate primarily to effects on the landscape, ecology, and trees. These potential effects are discussed in greater detail in the following sections.

### 2.2 Positive Effects

The proposed Plan Change will enable residential development of the Plan Change Area in a manner which achieves a number of positive outcomes, including the efficient use of the land resource and positive socio-economic benefits. These are discussed in detail in the following sections.

#### 2.2.1 The Efficient Use of the Land Resource

The proposed Plan Change is considered to have positive effects in terms of the efficient use of the land resource for two reasons:

- (a) the efficient use of existing residentially zoned land; and,
- (b) the zoning of land which is generally not a viable rural landholding.

With regard to Point (a), PC24 identifies an area of the Residential 2 Zone within the southern part of the Pokeno Structure Plan, within the Plan Change Area, to be developed for larger residential lots (i.e. lots are required to be a minimum of 1,200m<sup>2</sup> as stipulated by the Large Lot Overlay provisions contained within the Waikato District Plan – Franklin Section). Given further consideration of the existing contour and development potential of this area, it is considered that the development of this area in a manner consistent with the Residential 2 Zone as opposed to that anticipated by the Large Lot Overlay constitutes a more efficient use of land resource. As a result, the Large Lot Overlay is no longer considered necessary to achieve this transition and mitigate against the potential reverse sensitivity effects.

Acknowledging the above, the proposed Plan Change seeks to remove the Large Lot Overlay, thereby enabling development down to a minimum of 450m<sup>2</sup> (with a minimum average of 500m<sup>2</sup>). Comparative to the minimum lot size of the Large Lot Overlay (1,200m<sup>2</sup>) this is considered to be enable an efficient use of the land resource, which maximises the use of existing residentially zoned land. This has positive effects in terms of reducing the amount of greenfield land required to accommodate population expansion, thereby minimising urban sprawl, safeguarding the rural hinterland, and forming a compact urban environment.

Point (b) acknowledges that the area of the Plan Change Area which will be re-zoned from Rural to Residential 2 Zone with the Large Lot Overlay applied to the southern extent of the Plan Change Area and comprises a relatively small rural landholding (approximately 26ha) which contains steep topography thereby limiting the type of rural activities that can occur on the site. As a result of the site constraints and the size of the area, it is acknowledged that the financial viability of the Plan Change Area containing a viable, and efficient rural land use is limited. Therefore, the proposed Plan Change will enable the residential development of the Plan Change Area, which is considered to be a logical extension of the existing (zoned) urban environment, which would otherwise remain an underutilised land resource.



#### 2.2.1.1 Positive Socio-Economic Benefits:

The proposed Plan Change seeks to accommodate an additional 150 dwellings in an area that is contiguous to the existing residentially zoned land. This is a logical extension of the urban environment, which will enable a compact urban form. The wider Pokeno development (and by extension the development anticipated within the Plan Change Area), provides a price entry point which is very affordable for first home owners when compared to the current housing market in Auckland. Furthermore, a range of lot sizes will facilitate the development of a variety of housing types as well as a choice of affordability. Overall, this provides an opportunity for first home buyers to purchase a quality housing product thereby enabling the future owners to provide for their socio-economic wellbeing.

Furthermore, as the Plan Change Area is developed and the population increases, it will contribute to the viability of developing other areas within the Pokeno Structure Plan Area, such as the neighbourhood centre, the industrial zones, and the business zone. This will, in turn, encourage investment within the Pokeno area creating more business/employment opportunities, which leads to increased market efficiencies and less traffic on the road if employment is sourced locally.

Accordingly, the proposed Plan Change is anticipated to result in positive effects including socio-economic benefits to the existing and future community of Pokeno and the wider Waikato and Franklin Districts.

#### 2.2.2 Economic

The economic costs and benefits of the proposed Plan Change have been assessed in detail in Technical Report D. This assessment identified five general economic effects resulting from the Plan Change, a summary of which is provided below.

##### 2.2.2.1 Amenity

The report surmises that the Plan Change will assist the vitality of the Pokeno town centre, by contributing to a critical mass of population (e.g. the Plan Change, assuming 150 additional dwellings will generate an additional \$2.6m retail spending per annum, which correlates to an additional 14 retail jobs and 12 commercial jobs). Overall, this will drive increased expenditure and investment in the Pokeno Township, thereby contributing to the revitalisation of the centre and providing a greater amenity for Pokeno.

##### 2.2.2.2 Congestion

A negative effect of the plan change is the potential for increased traffic to create congestion, and thereby creating economic costs in terms of infrastructure expenditure (to upgrade the infrastructure to meet new demand), and the congestion of infrastructure (in the event it is not upgraded). Overall, as assessed in both the Property Economics report (Technical Report D), and the Integrated Traffic Assessment (Technical Report J), the increase in congestion resulting from the Plan Change will be negligible (i.e. 2.3% increase within the Pokeno area, and a 1% increase on State Highways) and will be readily accommodated by the existing road networks, or road upgrades required by the Pokeno Structure Plan. In light of this, the economic costs in terms of road congestion are considered to be less than minor, as confirmed by Technical Report D.

In terms of the infrastructure, Technical Report D states that the Plan Change better supports the Pokeno Town Centre and better utilises the capacity within the existing infrastructure provision within the Pokeno Structure Plan area.

#### 2.2.2.3 Efficiencies

Technical Report D states that while the development of between 2,200 – 2,350 residential dwellings in Pokeno offers the opportunity of economies of scale; construction of a medium residential product is likely to be more expensive than its urban fringe counterpart. However, Technical Report D states that this cost, and the willingness for the market to accept it, is in fact a proxy value for potential economic and social values associated with this form of residential development. Potential buyers are willing to pay more per square metre for housing based on the associated efficiencies and other benefits afforded them.

Efficiencies also apply to public transport, with greater densities improving the viability and effectiveness of its provision. Technical Report D states that the proposed Plan Change provides the market with greater levels of this access, through the provision of 150 dwellings and the additional facilities that are sustainable through this level of development.

#### 2.2.2.4 Opportunity Cost

Technical Report concludes that the benefits of medium and high density developments on safety include the lowering of costs of crime and policing.

#### 2.2.2.5 Deferred Costs

Whilst not located in Auckland, the proposed Plan Change is designed to satisfy a small portion of this market's growing demand. Technical Report D states that the PAUP enabled the provision of 200,000 additional dwellings through intensive zoning, however modelling found that only 7 per cent (14,000 dwellings) are economically viable. This represents a significant shortfall in viable development opportunities for residential development. The proposed Plan Change represents a clear willingness to develop a fundamental aspect of this market. Technical Report D concludes that deferring this development will not only have an impact on the areas of amenity (and value) but will impact on the market's ability to realise the projected growth for both the Auckland and Waikato regions.

Overall, Technical Report D concludes that the proposed plan change represents a natural and economically efficient extension of Pokeno's developing urban area with sustained market demand enabling the delivery of residential product at market competitive and more affordable price points. The Plan Change is likely to generate net economic and social benefits to the community.

### 2.2.3 Landscape and Visual Effects

Technical Report G assessed the potential landscape and visual effects of the proposed Plan Change. The assessment sets out the key landscape and visual features of the area and describes the visual and landscape implications of the Plan Change on the site and surrounding area.

In terms of landscape effects, Technical Report G notes that Pokeno is undergoing rapid change and development with the surrounding development works transforming the previously rural landscape to one of highly modified characteristics through urbanisation. The attributes that contribute to the rural character of the area will become progressively less pervasive as the surrounding area develops with the Pokeno Structure Plan activities. As such, Technical

Report G concludes that the Plan Change area has relatively low landscape values and sensitivity associated with the site.

With regard to natural character effects, Technical Report G notes that while the remnant bush area on the Plan Change Area retains a good level of natural character, the site itself is not high in natural character values and has been highly modified through past pastoral and viticultural activities. As such, Technical Report G concludes that the natural character effects of development enabled by the Plan Change would be low, and that the retention and enhancement of the main gully systems and wetland areas will enhance the natural character values.

Technical Report G identified and assessed effects on views and visual amenity from seven viewpoints which capture and fairly represent the range of public and private views towards the proposed development. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties. A summary of this analysis is set out in Table 4-1 along with proposed mitigation. Refer to Technical Report G for a map of the viewpoint origins.

**Table 2-1: Visual Effect Assessment**

Viewpoint	Visual Effect Assessment	Comment
1. Razorback Road	Negligible	The existing landform and vegetation patterns within the site and adjoining properties and the foreground built development will mitigate any potential adverse visual effects of the proposed development from here
2. Helenslee Road	Low	The existing landform and vegetation patterns within the site and adjoining properties and the foreground built development will mitigate any potential adverse visual effects of the proposed development from here.
3. Hillpark Drive / Muirhill Road	Very low	The existing landform within the site, covenanted bush area and intervening vegetation outside the site will mitigate any potential adverse visual effects of the proposed development from here.
4. Dean Road	Low to Moderate	The majority of viewers will be transient and the view therefore brief. Similar views will be gained from some of the residential properties in the vicinity. The viewing distance from here towards the site is approximately 1.6km away.  Retention and protection of the covenanted bush area and retention and enhancement of the wetlands and proposed reserve areas will assist to mitigate potential adverse effects of the development.
5. Munroe Road	Very low	The existing landform within the site, covenanted bush area and intervening built development within the line of sight will mitigate any potential adverse visual effects of the proposed development from here.

Viewpoint	Visual Effect Assessment	Comment
6. Pokeno Road / Helenslee Road	Very low	The existing landform within the site, covenanted bush area and intervening built development within the line of sight will mitigate any potential adverse visual effects of the proposed development from here.
7. Pokeno Road	Low	The existing landform and vegetation within the adjoining site will mitigate any potential adverse visual effects of the proposed development from here.

In summary, Technical Report G concludes that development enabled through the Plan Change will have generally low visual amenity effects.

Technical Report G states that visual effects will generally be high during and immediately following construction. The most significant changes and resultant effects on visual amenity will arise from the extensive earthworks associated with roading, infrastructure and building platform development. Technical Report G concludes that these visual effects are temporary in nature and will reduce on completion, with the establishment of the open space areas assisting in integrating the residential development into the surrounding landscape. In addition, earthworks are a common sight in the Pokeno environs through past and present construction activities.

Accordingly, it is considered with the proposed protection and enhancement of Wetlands 1 and 2 (and associated areas) as recommend in the Ecology Report, that the adverse landscape, natural character and visual amenity effects will be less than minor.

#### 2.2.4 Ecological Effects

Technical Report C describes the terrestrial and freshwater ecology values within the Plan Change Area and assesses the ecological effects associated with changing the land use from rural to residential. These can be categorised as terrestrial effects, wetland effects and freshwater effects, and are described in the following sections.

##### 2.2.4.1 Terrestrial Effects

Technical Report C states that the bush block located to the South East of the Plan Change Area (SE1) is significant at a local scale with regard to the Waikato Regional Policy Statement, due to the severe reduction in extent within the Meremere Ecological District. At a district level, Technical Report C states that the bush block (SE1) meets a several significance criteria set out in the district plan. Therefore, Technical Report C concludes that the bush block in SE1 is significant at both a local and district level.

##### 2.2.4.2 Wetlands Effects

Technical Report C states that there are two highly modified wetlands within the site referred to as Wetland 1 and Wetland 2 as shown on Figure 2-1. Wetland 1 is situated in the north-east gully and Wetland 2 is situated in the south-east gully.

Technical Report C concludes that Wetlands 1 and 2 while severely modified and depleted are considered significant at a local scale as they are an ecosystem type that has been severely reduced nationally and within the Meremere Ecological District.

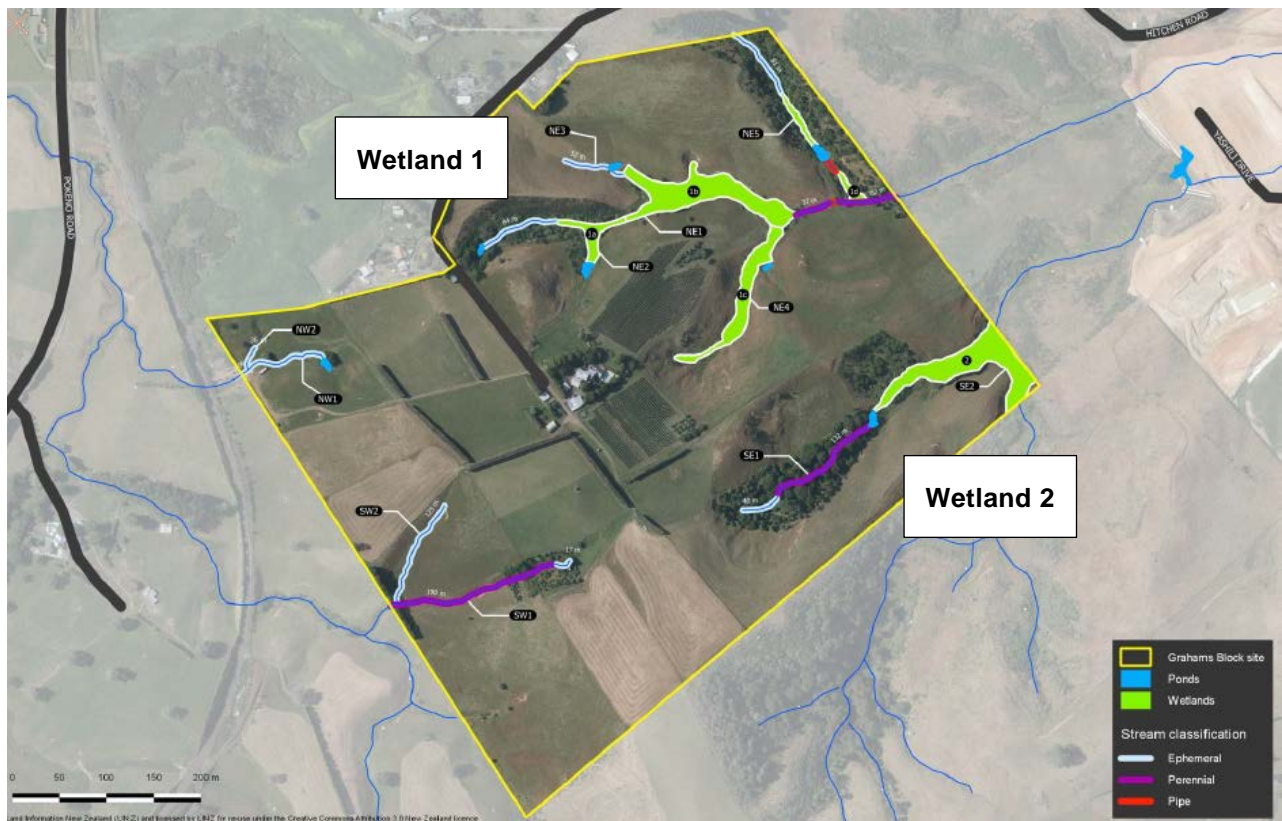


Figure 2-1: Wetland Areas

#### 2.2.4.3 Freshwater Effects

Technical Report C states that there is approximately 524m of ephemeral stream habitat, 421m of perennial stream habitat and 934m length of wetland habitat comprising a combined area of 13,803 m<sup>2</sup> (refer to Tables 2 and 3 of Technical Report C for a detailed classification of watercourses and wetlands).

With regard to ephemeral flow paths, Technical Report C states that they provide very limited habitat but may provide temporary habitat during wetter periods of the year. These stream sections, although providing marginal aquatic habitat or temporary aquatic habitat, do have functional value through the conveyance of surface water and organic material (e.g., leaf litter) during wetter periods of the year.

Technical Report C assessed the perennial sections of the watercourses against the WRC habitat score and found that:

- (a) NE1 scored 65 (out of 180) and indicates poor aquatic and riparian habitat quality;
- (b) SE1 scored 128 (out of 180) and indicates moderate-good aquatic and riparian habitat quality; and
- (c) NE1 scored 46 (out of 180) and indicates very poor aquatic and riparian habitat quality.

There are at least seven ponds within the site. Technical Report states that all ponds within the site are artificial features and provide modified aquatic habitat of low quality and ecological value.



In terms of Macroinvertebrate Communities, Technical Report C states that the streams within Plan Change Area supported invertebrate communities of moderate-low quality that were numerically dominated by water and habitat tolerant Crustacea, Mollusca, Diptera or Oligochaeta taxa but also including low diversity and abundance of water and habitat sensitive mayflies and caddisflies.

#### 2.2.4.4 Mitigation

As part of the Plan Change process and subsequent subdivision, protection of terrestrial ecological values within the site will include the retention of the bush block in upper SE1 and the retention of the bush block in upper SW1. Wherever possible native riparian buffer vegetation will be retained. However, where this is not viable, restoration efforts will be employed as to ensure an overall net ecological gain in terrestrial habitat within the site.

Technical Report C sets out that restoration methods may include, but are not be limited to:

- (a) Planting pioneer species such as mānuka, kānuka, karamū and NZ flax around the outer edges of SE1 Bush block, to help reduce light penetration;
- (b) Adding woody debris (wood rounds) within the outer edges of bush areas to supplement lizard habitat;
- (c) Animal pest control to enhance the presence of native birds and lizards;
- (d) Plant pest control to ensure the integrity and perpetuity of native vegetation;
- (e) Restoration or infill planting of native species in degraded areas using species that are attractive to lizards and birds;
- (f) Removal of exotic amenity species and replacement with native species;
- (g) Planting areas of pasture between the north east and south east gullies to link areas of higher quality vegetation and improve connectivity and habitat integrity; and
- (h) Extending the width of buffer areas where appropriate.

As part of the Plan Change process and subsequent subdivision, wetland values will be protected and enhanced through the retention, enhancement, and protection of most of the wetland areas. Any loss of habitat will not exceed 20 per cent of the total wetland area, and will be limited to the upper extent, where hydrology is more limited and values to aquatic fauna such as fish is low. Technical Report C recommends that in order to, mitigate or offset any loss, restoration of the remaining portions of the wetlands will be undertaken to ensure an overall net ecological gain in wetland habitat within the site. Technical Report C concludes that the current ecological value of both Wetland 1 and 2 is very low, and restoration efforts are expected result in an overall net ecological gain in wetland ecological values within the site.

As such, Technical Report C sets out that restoration methods may include, but are not be limited to:

- (a) Pest plant control to ensure the integrity and perpetuity of native vegetation;
- (b) Animal pest control to enhance the presence of native fauna;
- (c) Enhancement and restoration planting with native species;
- (d) Assessment of opportunities to create habitat for Giant kōkopu;

- (e) Improving connectivity by removing fish migration barriers such as culverts and ponds;
- (f) Improving buffer connectivity by planting areas between the gullies;
- (g) Removal of livestock;
- (h) Protection from sediment inflow; and
- (i) Restoration and extension of wetland buffer vegetation as per Section 7.2 of Technical Report C.

Technical Report C states that development of the catchment upstream of the Wetlands 1 and 2 and stormwater has the potential to influence water quality within the wetlands. Water quality within the wetlands is currently compromised by the agricultural land use of the catchment. With appropriate stormwater treatment and management adverse effects from stormwater on the wetlands are not expected.

The stream and pond habitat within the Plan Change Area is highly modified. Technical Report C states that removing these ponds should have a positive effect on water quality downstream, while removing sections of ephemeral stream will not adversely affect aquatic communities given these reaches do not provide habitat for aquatic organisms. The opportunities to protect and enhance the permanent stream habitat centre on enhancing the riparian buffer areas along the streams and around the wetland areas well as measures to reduce erosion and sediment inputs

Technical Report C sets out the following specific recommendations for protecting and enhancing instream ecological values within the Plan Change Area:

- (a) Undertaking the restoration initiatives for protecting and enhancing riparian vegetation;
- (b) Reducing sediment inputs through erosion control measures;
- (c) Removing artificial ponds; and
- (d) Removing culverts.

Where losses of permanent stream habitat cannot be avoided, Technical Report C recommends that offset restoration be undertaken along other stream sections within or outside of the Plan Change Area to ensure a net overall improvement in aquatic habitat quality.

#### **2.2.5 Geotechnical**

The geotechnical feasibility of the proposed Plan Change area has been assessed in Technical Report E. This report identifies that the soils on the site predominantly comprise ash, lapilli and lithic tuff deposits (described as soft, sensitive materials) and a small area of sedimentary infill (which may include organic materials). Overall, the soils are classified as AS2870 H1 (Expansive).

Technical Report E has also identified a number of localised slope instability features which may require particular geotechnical considerations, including:

- (a) An incipient feature within the northern extent of the site, south of Hitchen Road;
- (b) Shallow and deep seated slumping, and deep seated slope failure in the central portion of the site; and
- (c) An area of deeper seated slumping and soil creep at the head of the southernmost gully.

However, Technical Report E concludes that the Plan Change area, in principle, is suitable for future residential development.

Although localised areas of slope instability have been identified, Technical Report E considers that remedial works can be undertaken as part of the future earthworks of the site. These remedial works could include (but are not limited to) undercutting or pre-loading the ground, using subsoil drainage to release porewater pressure, and/or benching out of the localised slip areas.

As such, Technical Report E recommends that to ensure any potentially adverse effects with regard to geotechnical issues are appropriately avoided, remedied or mitigated; the design and construction of any future development within the Plan Change Area should be supported by further, more detailed, geotechnical investigations.

Overall, Technical Report E concludes that the residential development of the Plan Change Area, in terms of geotechnical considerations, can be achieved with any potentially adverse environmental effects avoided, remedied or mitigated to a no more than minor level, provided that the recommendations of the report are adhered to.

It is noted that further, more specific, geotechnical investigations will be required as part of any future Resource Consent application to enable bulk earthworks of the site (to prepare the future road alignments and building platforms). Therefore, any potential site instability will be addressed as part of the future Resource Consenting process.

#### 2.2.6 Contamination Effects

The Plan Change Area has historically been subject to agricultural and horticultural land uses, most notably the use of the site as a vineyard. With these types horticultural land use activities, there is an inherent risk of contamination from associated chemicals (i.e. chemical sprays which were historically used in the viticulture process).

As such, a Preliminary Site Investigation (Technical Report B) has been prepared to ascertain the likelihood the Plan Change Area contains contamination, and whether this contamination would pose a risk to human health should the site be used for residential development.

Technical Report B identified that, due to the historic horticultural and rural activities that have been undertaken on the land, there is the potential for some of the soils to be contaminated. The specific activities which may have generated contaminants are:

- (a) An offal pit within the north-western area of 201 Hitchen Road;
- (b) Two vineyards within the eastern half of 201 Hitchen Road; and
- (c) Four farm sheds located along Hitchen Road (one of which was noted as containing chemicals).

Technical Report B considers that, although the above activities are considered to be a low to moderate risk of contamination, more detailed site investigations will be required to ascertain whether soil contamination does in fact exist, and whether remedial works are required to address the contamination.

Technical Report B concludes that, subject to further detailed testing and remedial works, it is highly unlikely that the proposed residential rezoning would pose a risk to human health or to the environment. It is noted that further, more specific, site contamination investigations will be required as part of any future Resource Consent application to enable bulk earthworks of the

site (to prepare the future road alignments and building platforms). Therefore, any potential site contamination will be identified, delineated and remediated prior to enabling residential occupation of the land.

In light of the above, it is considered that the potential contamination of the site will be addressed through further testing and remedial works (if necessary), and therefore any health concerns resulting from the potential contamination will be less than minor upon completion of the future development.

#### 2.2.7 Traffic Effects

Technical Report J provides an assessment of the proposed Plan Change with respect to potential long term effects on the transport network and the medium and short term effects of the proposal both on the surrounding road network and within the Plan Change Area.

As noted in Technical Report J, a comprehensive Traffic Assessment was prepared in support of PC24. The original PC24 ITA included traffic flow modelling which was used to assess the potential effects of the Pokeno Structure Plan. As this assessment was tested through a hearings process and was agreed between Council and the applicant, Technical Report J uses the PC24 ITA modelling as the basis for the additional traffic assessment.

As indicated in the Technical Report J, the computer simulation models show that the increase in future traffic resulting from the Plan Change will be negligible. Specifically, the addition of 150 dwellings within the Plan Change Area (as part of the wider Pokeno Structure Plan development) will generally increase the amount of future traffic in Pokeno by 2.3 per cent. This correlates to an increase of less than 1 per cent traffic volume increase on the surrounding State Highway network.

The PC24 ITA concluded that the additional traffic volumes generated by the Pokeno Structure Plan development would necessitate several mitigation measures/road upgrades to ensure that the additional traffic volumes could be accommodated with less than minor effects on the surrounding network.

Technical Report J notes that, due to the minor increase in trips generated by the Plan Change Area, the additional traffic can be accommodated by the existing road network (assuming the mitigation measures/upgrades required to accommodate the Pokeno Structure Plan are implemented), would be minimal.

#### 2.2.8 Noise and Vibration

Technical Report H assessed the potential noise and vibration effects related to the proposed Plan Change.

Technical Report H states that the current noise limits and standards applying to residential zones in the Waikato District Plan are adequate for incorporation to the proposed Plan Change without modification. The proposed Plan Change does not introduce sensitive residential activity close to any major road or rail infrastructure, as such, Technical Report H concludes that there is no reason to consider the use of "Background Noise Area" and "High Background Noise Area" overlays. Technical Report H states that the close proximity of residential use permitted by the proposed Plan Change to the existing Light Industrial zoned land (to the Southwest) is not unusual in the Waikato District, accordingly Technical Report H concludes that no special provisions or considerations are necessary in this regard.

Technical Report H states that the proposed Plan Change would result in some appreciable constraint on any future noise-generating activity in the small area of Aggregate Extraction Zone (AEZ) near the southern tip of the land subject to the proposed Plan Change compared to the current situation. However, Technical Report H goes on to states that the small area of the land in that area of the AEZ (compared to the substantive area) means that it would be unlikely to be used for any significant quarrying activity and would not likely comprise an issue in the future. The proposed Plan Change would result in residential uses coming closer to the larger and more distant area of the AEZ also, but the small change in relative distance means that the effect on the larger area of AEZ land is much less. Technical Report H concludes, on the basis that the larger area of the AEZ land is likely to be used for noisier activities, (rather than the smaller area of the AEZ) then the effect of the proposed Plan Change on the AEZ is minimal.

#### 2.2.9 Arboricultural

Technical Report A identified and assessed vegetation on the site (over 6m in height), including scheduled trees and vegetation. Refer to the Technical Report A for tree survey data, a plan of the tree and vegetation locations and photographs.

In summary, Technical Report A recommends that tree groups 21 and 23 (which is scheduled) be retained and that tree groups 6, 7 (natives only), 8, 10, 11, 13, 19 and 20 be considered for retention as part of the proposed Plan Change.

With regard to the tree group 10, which is also scheduled (ITEM C.33), Technical Report A states that the health and form of the trees are not considered to be of such an importance that they should be retained. Technical Report A also states that the removal of the Pine trees has led to the deterioration of the Taraire trees health as a result of becoming more exposed to the elements. The assessment of the northern most Taraire tree found that it has two significant decay pockets at the base of the trunk. Technical Report A also states that the upper canopy is showing signs of poor vigour as it has sparse foliage and the leaf and shoot extension appears to smaller than average and the lower and internal foliage appears to have poor to fair vigour.

In terms of the southern Taraire tree, the assessment found that this tree has a large decay wound at the base of the trunk on the southern side. This area of decay begins at the base and extents up the trunk approximately 1.1m. The canopy is in better condition than other Taraire mostly because it has more protection from wind, although its vigour still appears to be less than average.

Technical Report A concludes that the current health (of tree group 10) would not have warranted them being listed in the district plan or being described as having superior health and the decay present in both trunks reduces their form to fair. Technical Report A states that the Taraire located in the mixed planting (tree group 21) exhibits better form, is in good health and forms a useful comparison with either of these two trees. There are no other features, such as visibility or age that would warrant these two trees being scheduled.

Due to their condition Technical Report A recommends that these two trees (tree group 10) are not retained at all costs, if it can be shown that a better outcome for the proposed Plan Change can be achieved if these two trees can be removed.

##### 2.2.9.1 Mitigation

As part of the Plan Change it is proposed to delete tree group 10 (ITEM C.33) from Schedule 8A. As stated earlier, the current health (of tree group 10) would not have warranted them being listed. To mitigate the deletion of tree group 10, it is proposed to schedule the Rewarewa and



Taraire (tree group 21) in the Waikato District Plan. Technical Report A states that tree group 21 has the potential of becoming a diverse native bush and recommends that the native trees are retained.

In light of above, it is considered that the removal of tree group 10 (ITEM C.33) from Schedule 8A and the inclusion of tree group 21 in the schedule, that the adverse arboricultural effects will be less than minor.

#### 2.2.10 Wastewater Servicing

A reticulated wastewater system currently exists within the Pokeno Township. This reticulated network is relatively new infrastructure (constructed as part of the PC24 development), which provides reticulated servicing to the majority of the homes within Pokeno.

Appendix C states that the 2014 development was planned into 11 stages, with issue of title for 630 lots to be completed by 2025. This Plan Change application adds an additional (approx) 122 lots and the Pokeno Village Holdings Limited has purchased additional zoned land since 2014 meaning that the total lots increases to approximately 950.

The 2014 predictions have been checked (which excludes the Plan Change area) and it has been determined that there is sufficient pump capacity (20L/s) to meet the residential and industrial peak flow until 2020. This does not include the wet flow from the Yashili Process.

The 2017 predictions have been checked including the new Plan Change area and determined that there is sufficient pump capacity (20L/s) to meet the residential and industrial peak flow until 2019.

In terms of the pump station storage capacity, the 2014 prediction have been checked (excluding the Plan Change area) and have determined that the 128m<sup>3</sup> storage is sufficient until 2020 before further storage is required. The 2017 predictions have also been checked including the Plan Change area and determined that the 248m<sup>3</sup> emergency storage is sufficient until 2019 before further storage is required.

It is noted that the existing provisions of the Waikato District Plan identify servicing (whether sites can be adequately serviced for stormwater, wastewater, water supply and utilities), as a matter for discretion for any subdivision resource consent application. As such, it is considered that any potentially adverse effects associated with wastewater management can be appropriately managed through the Resource Consent process.

#### 2.2.11 Stormwater Management

A Catchment Management Plan (CMP) exists for the subject site – the Pokeno CMP. The Pokeno CMP was prepared in support of PC24 and outlines the anticipated stormwater management approach for the Pokeno Structure Plan area.

As identified by in the Pokeno CMP, the Plan Change Area forms part of Catchment J, which comprises a total area of 106ha. Catchment J drains primarily west to east, discharging into an existing stormwater treatment device at the bottom of the catchment (Pond J), and ultimately, the Tanitewhiora Stream.

The Pokeno CMP anticipates that Catchment J would comprise the following land uses:

- (a) 17.7ha of residential land uses;
- (b) 40.1ha of industrial land uses; and,
- (c) 48.2ha of rural land uses.

A discharge consent has been obtained for this catchment (Waikato Regional Council reference 120987), which enables the discharge of stormwater from Catchment J via Pond J into the Tanitewhiora Stream, thereby enabling development in accordance with PC24. It is anticipated that a section 127 variation will be sought to vary the approved Discharge Consent to enable the discharge of stormwater from the Plan Change Area as a residential land use.

Technical Report I has been prepared in support of the Section 127 application, which notes that, with the installation of communal detention/treatment devices, the downstream infrastructure (Pond J and the associated reticulated network) is capable of accommodating the additional flows resulting from the Plan Change Area urbanisation, whilst ensuring that the downstream effects (in terms of flood levels, erosion risk and stormwater quality) are less than minor.

With regard to flooding, Technical Report I notes that the northern stream has storage of 17,219m<sup>3</sup> below RL 28.0, therefore flooding from the 100 year storm will not exceed this level. The proposed lots are all above RL28.0 except approximately 70m<sup>2</sup> (9 per cent of site area) at the rear corner of Lot 3. Technical Report I concludes that, due to the topography, lot owners are unlikely to build on the low-lying parts of lots, but minimum floor levels are proposed which will provide 500mm freeboard in the case of an extreme storm event causing ponding in the streams up to the downstream ground level.

The Section 127 application is currently being considered as part of a separate Resource Consent process and therefore does not form part of the consideration of this application. Notwithstanding, it is considered that, provided development enabled by the Plan Change is consistent with the amended discharge consent, this will ensure that any potentially adverse effects (with regards to stormwater management) will be no more than minor.

#### **2.2.12 Potable Water Supply**

A reticulated potable water network has been constructed within Pokeno as part of the PC24 development. This network provides a municipal supply via a water storage unit located on the hillside to the south of the Plan Change Area. As part of this network, a water main has been installed along Hitchen Road (which runs up to the Plan Change Area).

Appendix D states that based upon supply to the reservoir there is adequate supply from Watercare to meet the WDC predicted demand to 2040.

As per Appendix D, GHD expect the Watercare to supply to meet a population equivalent capacity of 12,500 without boost pumping of the incoming supply. If there is a new wet industry.

As above there is surplus pipe capacity from the reservoir without affecting flows within Pokeno. There is adequate capacity to feed the Pokeno Reservoir.

Thus and in GHD's opinion the proposed Plan Change for up to 140 household units or an additional 420 persons will not be restricted by the existing water supply. GHD recommend that a new pipe down the SE side of Hitchen road should be a 150 mm NB diameter main from the 375mm by 250 tee adjacent to Lot 176 down to Road 10 and have previously recommended that the feed for the Hitchen block down the NW side of Hitchen Road should be a 200 mm NB pipe.

#### **2.2.13 Other Network Utilities**

Technical Report K states that Counties Power provided written confirmation that the development can be serviced with power infrastructure. Chorus has provided written

confirmation that the development can be serviced with regard to telecommunications infrastructure.

#### 2.2.14 Cultural and Heritage Effects

As part of the PC24 structure planning exercise, an investigation of the heritage values of Pokeno, and potential threats to these values, was undertaken by Russell Foster and Associates (RFA). The RFA Assessment notes that the Plan Change Area (which was originally identified as a rural – transition zone) is generally void of any significant heritage features, with the exception of ‘Selby’s Farmhouse.’

Selby’s Farmhouse is a significant heritage feature and was used as a headquarters for a prominent General while military infrastructure was being constructed in Pokeno during the Waikato Wars. The report states that, “...should development be proposed in this area (the Plan Change Area) its location should be confirmed and an appropriate Authority to Modify be obtained from the Heritage New Zealand.”

Further to the investigation by RFA, an assessment was undertaken by Clough and Associates (Technical Report F). Site visits by Clough and Associates have not been able to identify any evidence of Selby’s Farmhouse within the Plan Change Area. However, there is the potential that subsurface archaeological features may exist within this area which could be damaged or destroyed as a result of the future urbanisation within Plan Change Area.

It is noted that the provisions of the District Plan state that, should any archaeologically or culturally significant items be identified upon subdivision or earthworks within the Pokeno Structure Plan Area, both iwi and Heritage New Zealand should be notified.

Local iwi groups have been extensively consulted with as part PC24 and in the preparation of this Plan Change (as discussed in the Consultation Strategy in Appendix B). As a result of this consultation, a number of requests have been made by iwi to ensure the cultural values of the Pokeno Structure Plan area are maintained during urbanisation. These requests have been acknowledged by the applicant, and will be accommodated during the future development of the site. Consultation with the concerned iwi groups has been, and will continue to be, an integral part of the development and any concerns raised during consultation will be addressed by the applicant as part of the future Resource Consent process. It is notable that iwi have not identified any significant tapu sites and archaeological features within the Plan Change Area.

As the site is generally devoid of significant heritage/cultural features (as discussed above), the proposed Plan Change is considered to have a negligible effect on the cultural and heritage values of the site.

Notwithstanding, Technical Report F and the RFA investigation has identified one heritage feature of significance within the site – Selby’s Farmhouse. The exact location of this feature is currently unknown, however, the existing provisions of Waikato District Plan contain appropriate provisions to protect this feature from inappropriate development. These provisions include objectives and policies which require archaeological features to be identified and protected.

In light of the above discussion, the impact of the proposed Plan Change and the future urbanisation of the Plan Change Area, is anticipated to have a no more than minor effect on the cultural and heritage values within the site.

### 2.2.15 Social Effects

PC24 provides for a permanent population in excess of 5,000 residents by 2050. The proposed Plan Change will increase this by an approximately 350 residents.

As the population increases, there will be a corresponding need to provide social amenities such as community facilities (halls, sports centre etc.), open spaces (such as neighbourhood parks and education facilities). The need to provide for these facilities has been recognised through the PC24 structure planning process and PC24 employs two mechanisms to ensure that the Pokeno community is well served by social amenities as the Structure Plan is implemented.

Firstly, PC24 identifies an appropriate level of service for neighbourhood parks, sports parks and community facilities and provides guiding principles in terms of appropriate form and location.

PC24, through objectives, policies and rules, requires the provision of such facilities in a manner consistent with the Pokeno Structure Plan.

Secondly, a relatively permissive approach has been adopted for childcare, learning centres and community facilities within the Residential 2 Zone (i.e. they're provided for as a Permitted Activity). This approach ensures that there is the opportunity for social amenities to be established in residential areas where the scale and intensity of the activity is commensurate with the amenity values anticipated within a residential environment. Facilities that do not comply with the specified performance standards are assessed as a Discretionary Activity and will be subject to the resource consent assessment process.

Overall, given there is a generous quantity of neighbourhood services required within the Pokeno Structure Plan (as required by PC24), the proposed Plan Change and associated increase in population, can be serviced by the social infrastructure required through PC24 without any additional facilities.

Notwithstanding, a number of the gullies/watercourses located within the Plan Change Area will be retained and enhanced with riparian planting during development. It is anticipated that walkways will be constructed within these areas, which will be vested in Council as drainage reserves. These walkways will provide a supplementary open space amenity for the future community within the Pokeno Structure Plan area (as well as the Plan Change Area). These features have been discussed in depth with Council.

## 2.3 Consultation

A consultation strategy was prepared by MWH NZ Limited and is attached in Appendix B.

In summary, consultation has been undertaken as a component of the proposed Plan Change and the applicant has engaged with Ngati Tamaoho, Ngati Te Ata, Waikato District Council, and the local community.

A copy of the proposed Plan Change documentation, including the section 32 analysis has been provided to Ngati Tamaoho and Ngati Te Ata for their comment. Ngati Tamaoho and Ngati Te Ata are both preparing Cultural Impact Assessments. Ngati Tamaoho and Ngati Te Ata have not raised any significant concerns, and any matters raised through the Cultural Impact Assessments will be addressed once these are received.

## 2.4 Statutory Assessment

### 2.4.1 Introduction

Section 75(3) of the RMA states that a District Plan must give effect to any national policy statement; any New Zealand coastal policy statement; and any regional policy statement. Section 73(4) of that RMA states that a District Plan must not be inconsistent with a water conservation order; or a regional plan for any matter specified in section 30(1).

The following assessment sets out how the proposed Plan Change gives effect to the documents set out below:

- (a) Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010;
- (b) National Policy Statement on Urban Development Capacity 2016;
- (c) National Policy Statement for Freshwater Management 2014;
- (d) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and
- (e) Waikato Regional Policy Statement.

The following assessment sets out how the proposed Plan Change is not inconsistent with the documents set out below:

- (a) Waikato Regional Plan.

This section of the Report provides a summary of the statutory assessment undertaken for the proposed Plan Change. A list of the relevant statutory provisions are provided in Appendix A.

### 2.4.2 Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

The overarching purpose of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 is to restore and protect the health and wellbeing of the Waikato River for future generations.

Further to the above, this Act recognises Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) and establishes and grants functions and powers to the Waikato River Authority. Te Ture Whaimana o Te Awa o Waikato applies to the Waikato River and activities within its catchment affecting the Waikato River, and is deemed part of the Waikato Regional Policy Statement.

Refer to sections 4.3.6 and 4.3.6.1 for an assessment on how the proposed Plan Change gives effect to the Waikato Regional Policy Statement and Te Ture Whaimana o Te Awa o Waikato.

### 2.4.3 National Policy Statement on Urban Development Capacity 2016

The National Policy Statement (NPS) on Urban Development Capacity came into effect on 1 December 2016. The NSP on Urban Development Capacity seeks to ensure that adequate land is identified and zoned to enable the growth of urban communities. The NPS sets out a range of objectives and policies that apply to Local Authorities, and provides a tiered approach outlining additional policies which apply to Local Authorities with medium or high growth within their district boundaries.

Although the Pokeno Township does not meet the definition of a medium or high growth urban area, the NPS stipulates that all Objectives, and Policies PA1 – PA4 shall be given effect to by the Waikato District Council. The proposed Plan Change recognises the policy directive set out



by the NPS on Urban Development Capacity, and seeks to give effect to the objectives and policies set out in Appendix A. Specifically the Plan Change:

- (a) Extends the Residential 2 Zone, enabling the continued growth of the Pokeno Township to cater for current demand and the anticipated future growth of Pokeno;
- (b) Provides for development which can be serviced by infrastructure being installed as part of current growth in the Pokeno area;
- (c) Seeks to remove the Large Lot Overlay, which in turn will promote the efficient use of zoned urban land and (consented) development infrastructure; and
- (d) Adopts the existing District Plan zone provisions (i.e. the Residential 2 Zone, Large Lot Overlay and the associated Pokeno Structure Plan Design Elements), to ensure that a quality urban design outcome is achieved which will ensure that effects on the environment are appropriate to achieve the purpose of the act.

#### **2.4.4 National Policy Statement for Freshwater Management 2014**

The National Policy Statement for Freshwater Management (NPS:FM) sets out the objectives and policies for freshwater management under the RMA.

The NPS:FM endeavours to safeguard freshwater's ecological and human health values through the sustainable management of land and discharges of contaminants, manage freshwater quantity, manage by catchments, and provide for community and tangata whenua involvement in management. The NPS:FM also identifies tangata whenua and community values regarding freshwater and uses water quality measures to set objectives to protect these values.

The proposed Plan Change recognises the policy directive set out by the NPS:FM, and seeks to give effect to the objectives and policies set out in Appendix A. Specifically the Plan Change:

- (a) Provides for development which can be serviced by stormwater infrastructure being installed as part of current growth in Pokeno; and
- (b) Identifies Wetland 1 and Wetland 2 (and associated area which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, which subdivision is to be consistent with;

#### **2.4.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 came into force 1 January 2012. The NES provides statutory guidelines to address potential soil contamination to minimise the risk to human health. The NES specifically applies to applications which seek to change the use of the land, and an activity listed on the Hazardous Activities and Industries List (HAIL) has, or is more than likely to have occurred on that land.

The Plan Change will give effect to the policy directive of the NES, as:

- (a) A PSI has been prepared by Coffeys Services (Technical Report B) which has identified that HAIL activities are likely to have occurred within the Plan Change Area, and therefore it is likely that soil contamination may exist within this area; and,

- (b) Future Resource Consents will be required enable the development and subdivision of this land, at which time the provisions of the NES and the Waikato District Plan require further detailed soil testing and remediation of contamination (if necessary), thereby avoiding potential impacts on human health.

#### 2.4.6 Waikato Regional Policy Statement

The Waikato Regional Policy Statement (WRPS) provides a framework for promoting the sustainable management of the Waikato regions natural and physical resources by identifying issues and outlining objectives, policies and methods, including processes, for addressing these issues. The most recent version of the WRPS became fully operative on 20 May 2016.

It is noted above that Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) has been included in full as part of the WRPS. An assessment of this strategic document is provided in Section 2.4.6.1 below and is not repeated here to avoid unnecessary duplication.

The WRPS through Objective 3.12 and Policy 6.1 requires development of the built environment and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes. Further to this, The WRPS states that inappropriate subdivision, use and development of land can result in conflicts and incompatibilities between activities that may significantly compromise the operation of regionally significant infrastructure.

The proposed Plan Change recognises policy directive to require integrated, planned and sustainable development which enables positive outcomes and gives effect Objective 3.12 and Policy 6.1. Specifically the Plan Change:

- (a) Enables a planned compact urban form and by establishing a logical and defensible limit of urbanisation within the southern area of the Pokeno Structure Plan;
- (b) Encourages development to be located in and around an existing centre (Pokeno) thereby avoiding fragmentation and sprawl;
- (c) Releases land for development, thereby enabling people to provide for their socio-economic wellbeing through the provision of additional housing supply;
- (d) Relieves pressure on surrounding rural areas to accommodate development and growth;
- (e) Enables efficient use of the land resource means that, comparatively, less infrastructure investment required to support additional development in and around an existing centre due to existing infrastructure being utilised (as compared to greenfield development in other areas surrounding Pokeno);
- (f) Will not compromise the existing infrastructure and conversely will make efficient use of the existing infrastructure including access to the State highway, rail and roading networks; and
- (g) Addresses reserve sensitivity issues, through the use of existing rules (noise) in the Waikato District Plan with respect to the adjacent Industry and Aggregate Extraction Zones.

It is noted that issues such as the protection of watercourses and quality of fresh water habitats are addressed through the existing provisions of the Waikato Regional Plan, which with regard to the Plan Change area will be assessed through future regional consenting.

The WRPS also emphasises the importance of promoting development in accordance with the guiding statutory documents (e.g. Franklin District Growth Strategy, the Future Proof Area). An assessment of these documents is provided in other sections of this Plan Change and is not duplicated here.

The WRPS through Objective 3.19, Policies 11.1 and 11.2 states that biodiversity is important in maintaining the viability of ecosystems. Biodiversity tends to be lost when ecosystems are broken up or damaged by inappropriate use of land or water, invasion by exotic plants or unsustainable use of species. As described in section 4.1.4 of this Plan Change, the bush block located to the South East of the Plan Change Area (SE1) and Wetlands 1 and 2 have been assessed against the criteria in Section 11A of the WRPS and are considered significant.

Implementation Methods 11.1.1, 11.1.2, 11.1.3 and specifically 11.2.2 stipulate that regional and district plans shall protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Implementation Method 11.2.2 sets out a preference to avoid degradation or loss of wetlands over remediation or mitigation, however where adverse effects are unavoidable, the method requires that adverse effects are remedied or mitigated. More than minor residual adverse effects shall be offset to achieve no net loss.

As discussed in section 4.1.4, the current proposal requires that a portion of Wetland 1 (the area identified as 1a, and a small portion of 1b and 1c in Figure 2-1 and Technical Report C) be filled. Technical Report C states that the indigenous biodiversity in this area has not been identified as rare, at risk, threatened or irreplaceable. Further to this, the report states that any loss of habitat will not exceed 20 per cent of its total area, and will be limited to the upper extent, where hydrology is more limited and values to aquatic fauna such as fish is low. To mitigate the loss of area 1a and a small portion of 1b and 1c (refer Figure 2-1), restoration methods have been set out in section 4.1.4.4 of this Plan Change.

Technical Report C concludes that current ecological value of both Wetland 1 and 2 is very low, and restoration efforts are expected to result in an overall net ecological gain in wetland ecological values within the site.

The proposed Plan Change recognises the policy directive to promote positive indigenous biodiversity outcomes, to maintain the full range of ecosystem types and maintain or enhance their spatial extent, and gives effect to Objective 3.19, Policies 11.1 and 11.2. Specifically the proposed Plan Change:

- (a) Identifies Wetland 1 and Wetland 2 (and associated bush block which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with.

Further to this, it is intended to vest Wetland 1 as reserve through the subsequent subdivision process and potentially covenant Wetland 2 to provide legal protection.

The WRPS through Objectives 3.18 and 3.21, Policies 10.1, 10.2, 12.2 and 12.3 promotes the protection of significant natural features and heritage resources. It is noted that this will be achieved by the existing rules of the Waikato District Plan which specifically protect local sites with heritage values including archaeological, cultural and significant tree species. As discussed in section 4.1.14 of this Plan Change, Selby's Farmhouse is a significant heritage feature and was used as a headquarters for a prominent General while military infrastructure was being constructed in Pokeno during the Waikato Wars. Investigations by RFA and Clough

and Associates (Technical Report F) have not been able to identify any evidence of Selby's Farmhouse within the Plan Change Area.

Further to this, as discussed in section 2.2.9, it is proposed to delete tree group 10 (ITEM C.33) from Schedule 8A. Technical Report A concludes that the current health (of tree group 10) would not have warranted them being listed. To mitigate the deletion of tree group 10, it is proposed to schedule the Rewarewa and Taraire (tree group 21) in the Waikato District Plan. Technical Report A states that tree group 21 has the potential of becoming a diverse native bush and recommends that the native trees are retained.

#### 2.4.6.1 Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River)

Te Ture Whaimana o Te Awa o Waikato sets out a vision whereby a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.

Of relevance to the proposed Plan Change are, objective (a) which sets out to restore and protect the health and wellbeing of the Waikato River and objective (h) which seeks recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.

The proposed Plan Change recognises the policy directive set out by the Te Ture Whaimana o Te Awa o Waikato, and seeks to give effect to the objectives set out in Appendix A. Specifically the Plan Change:

- (a) Provides for development which can be serviced by stormwater infrastructure being installed as part of current growth in Pokeno;

#### 2.4.7 Waikato Regional Plan

The Waikato Regional Plan provides direction regarding the use, development and protection of natural and physical resources in the Waikato region.

The proposed Plan Change recognises the policy directive set out by the Waikato Regional Plan, and is not inconsistent with the objectives and policies set out in Appendix A. Specifically the Plan Change:

- (a) Provides for development which can be serviced by stormwater infrastructure being installed as part of current growth in Pokeno.

Further, it is noted that once subdivision and development is progressed through future consenting processes, the matters set out in the Waikato Regional Plan will be further considered through Regional consenting processes.

#### 2.4.7.1 Proposed Change 1

Proposed Plan Change 1 to the Waikato Regional Plan was notified on 22 October 2016. Submissions closed on 8 March 2017. A call for further submissions will be made in June 2017, before progressing to a hearing set down for late 2017.

Proposed Plan Change 1 gives effect to Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River)

As discussed in section 4.3.6.1, it is considered that this proposed Plan Change gives effect to Te Ture Whaimana o Te Awa o Waikato.

#### 2.4.8 Waikato District Plan

The Waikato District Plan – Franklin Section (the District Plan), following the adoption of PC24, now provides for significant growth within the Pokeno area in accordance with the Pokeno Structure plan (discussed in further detail in Section 5.10.2 below). Overall, the District Plan includes provisions based in three key elements, a residential zone (the Residential 2 Zone), two industrial zones (Heavy Industrial Zone and the Light Industrial Zone), and a business zone (the Business Zone), which are strategically located to deliver the Pokeno Structure Plan.

The existing District Planning framework has been the basis for all development that has occurred in Pokeno following the adoption of PC24. The development outcomes achieved in Pokeno are considered to give effect to the DGS and other strategic planning documents, ensuring that overall, development in Pokeno achieves the outcome of the RMA. In light of this, the Plan Change seeks to adopt the existing framework for further development in the Plan Change Area.

Notwithstanding the above, it is considered that there are limitations to the existing District Plan provisions, specifically:

- (a) The use of the large lot overlay seeks to manage effects in a way that does not promote the efficient use of the land resource; and
- (b) Further residential land needs to be identified to accommodate the future growth of Pokeno.

These limitations are addressed as part of the proposed Plan Change.

#### 2.4.9 Other matters

##### 2.4.9.1 District Growth Strategy

The previous Franklin District Council (now the Waikato District Council) has prepared a District Growth Strategy (DGS), which provides a cornerstone for the direction of future growth and development within the Franklin region. The DGS committed to accommodating a population of 108,000 in the Franklin District by 2050 of which Pokeno is identified as accommodating a share of new housing and business.

The DGS sets out broad objectives to sustainably manage growth within the region and to maintain the vision for Franklin as ‘country living in harmony with our environment’.

With respect to Pokeno, the DGS identifies that the population of Pokeno is anticipated to grow to nine times its size from 2004 to 2051 (585 people in 2004 up to 5,200+ 2051) and the DGS sets out a number of guiding principles for the future development of Pokeno. These include urban design and density guidelines, the need to provide a mix of business and industrial zones, integrated neighbourhood amenity and recreational facilities/services, management of traffic effects, and efficient and sustainable provision of water, storm water and wastewater services.

PC24 gave effect to the DGS by establishing the planning framework to manage the growth of Pokeno. The proposed Plan Change builds on the existing framework, and will also give effect to the DGS by extending the area identified for residential development, while adopting the existing planning framework. In essence, this will enable the continued growth of Pokeno (as foreseen by the DGS), while promoting an urban environment which is considered to give effect to the DGS (i.e. by adopting the existing provisions of the District Plan).



#### 2.4.9.2 Pokeno Structure Plan

The Pokeno Structure Plan was prepared in support of PC24, and outlines the development outcomes that are anticipated within Pokeno. The Structure Plan (as implemented by PC24) sought to give effect to the DGS by enabling urban development on the greenfield land surrounding the Pokeno township. All development in the Pokeno area is required to give effect to the structural elements of the Pokeno Structure Plan, or obtain resource consent otherwise.

The proposed Plan Change seeks to integrate, and build upon, the development outcomes sought via the Pokeno Structure Plan. The Plan Change will re-zone an area of land directly adjacent to the southern boundary of the Structure Plan area, thereby creating a logical and defined boundary between the Pokeno urban area, and the surrounding rural land. In this respect, an updated Pokeno Structure Plan map has been prepared to support the Plan Change (refer to section 2 of this Plan Change). This will assist in giving effect to the purpose of the Pokeno Structure Plan, as it enables further growth within Pokeno to assist in achieving the outcomes of the DGS.

The amended Structure Plan includes road alignments, which are designed to integrate with the structural elements of the Pokeno Structure Plan to ensure that a compact, well-connected urban form is achieved.

The existing design elements contained within the Pokeno Structure Plan are considered adequate to ensure that the future subdivision and development of the Plan Change Area achieves a quality urban design outcome, which will create a coherent urban character when placed next to the existing (consented) urban development within the south of the Pokeno Structure Plan area.

Further, it is noted that the Plan Change Area was originally proposed to be included within the boundaries of the Pokeno Structure Plan, however it was removed from the structure plan boundaries prior to notification of the plan change at the request of the landowner.

The proposed Plan Change is considered to give effect to the intent of the Structure Plan by enabling development to give effect to the DGS, while relying on the design elements of the structure plan to deliver a quality urban outcome.

#### 2.4.9.3 Future Proof

The Future Proof Growth Strategy and Implementation Plan (2009) is an inter-regional growth strategy between Hamilton, Waipa and the Waikato sub-regions, jointly developed by Hamilton City Council, Environment Waikato, and the Waipa and Waikato District Councils. The Future Proof Strategy covers four key areas of development (residential, rural, business/industrial, and retail/commercial land uses), and sets out guidelines for how these areas are anticipated develop from 2006 to 2061.

As the strategy was developed and adopted prior to Pokeno being amalgamated into the Waikato District (i.e. prior to the Auckland Council amalgamations in 2010), this strategy is not explicitly concerned with Pokeno. Notwithstanding it is important to note that the Future Proof Strategy anticipates significant population expansion within the Waikato urban centres which surround Hamilton. It can be reasonably surmised that, Pokeno, as part of the network of regional centres surrounding Hamilton will also experience this expansion. Therefore the Plan Change will assist in supporting the overarching guidelines of the Future Proof Growth Strategy – specifically, the Plan Change will enable the expansion of the Pokeno Township, which is a

supporting urban centre of within the Waikato District, which will contribute to the feasibility and viability of further regional development in accordance with the Future Proof Growth Strategy.

A draft update to the Future Proof Growth Strategy was released for comment in June 2017. The update has identified Pokeno as an area which will significantly grow over the next 30 years, with predicted population of 12,000 people in 2045. The proposed Plan Change will contribute to meeting the targets in the draft update.

The draft update also proposes that Pokeno be included in the Waikato Regional Policy Statement density targets (Policy 6.15). The proposed Plan Change does not meet density target of 12-15 households per hectare identified in the draft update, due to the proposed protection of significant vegetation and wetlands across a large extent of the Plan Change Area. However as discussed above, the proposed Plan Change will contribute to meeting the overall targets identified in the draft update.

#### 2.4.9.4 Waikato-Tainui Environmental Plan

The Waikato-Tainui Environmental Plan was developed by Waikato-Tainui to guide development through to 2050 to ensure that the needs of the present and future generations are provided for in a manner which goes beyond sustainability, while protecting and enhancing the environment.

As discussed in Section D of the Environmental Plan, Waikato-Tainui have outlined a number of objectives and policies which they seek to achieve with respect to the cultural/physical environment in their rohe. The proposed Plan Change has acknowledged these objectives/policies, and seeks to give effect to this document in the following ways:

- (a) The relevant iwi groups have been, and will continue to be, engaged as part of the decision making process to ensure that significant cultural concerns are addressed;
- (b) Protection of identified wetlands is achieved through identification on the Pokeno Structure Plan Area maps. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in accordance with the objectives/policies of the Waikato-Tainui Environmental Plan.
- (c) The Plan Change will enable the urbanisation of steep/marginal farm land which will overall result in a reduction of soil erosion (i.e. marginal land will be retired from farming practices and planted / vest in Council as reserves);
- (d) The existing provisions of the Waikato Regional Plan (rules in Section 5.1) will ensure that future development within the Plan Change Area will be required to protect land from further erosion and ensure that any effects on the stream habitat network are appropriate in terms of the RMA and the strategic document hierarchy; and,

#### 2.4.9.5 Future Urban Land Supply Strategy

The Future Urban Land Supply Strategy (FULSS) sets out a growth strategy for the wider Auckland Metropolitan region over the next 50 years. Although not explicitly related to the Waikato Area, it is important to acknowledge that the FULSS anticipates significant growth in Pukekohe from 2022-2026. The expansion within South Auckland (namely Pukekohe) will contribute to the population growth in the Northern Waikato, therefore assisting the feasibility of the proposed (and future) expansion of Pokeno.

#### 2.4.9.6 Local Government Act 2002

The Local Government Act (LGA) outlines the purpose of local government, which is to:

- (a) Enable a democratic local decision making for communities;
- (b) To meet the current and future needs of a community for good-quality infrastructure, public services and perform regulatory functions that is most cost-effective for households and businesses (noting that good quality is defined as efficient, effective, and appropriate to present and anticipated needs).

The sustainable development approach is described in Section 14(h) of the LGA as taking into account the following principles:

The social, economic, and cultural well-being of people and communities; and

- (a) The need to maintain and enhance the quality of the environment; and
- (b) The reasonably foreseeable needs of future generations.

The LGA requires Local Authorities to consult with their local communities and Crown Agencies to determine what public goods and services the community wants provided. This process leads to the development of 'community outcomes'. These outcomes are then translated into a plan of action referred to as the Long Term Council Community Plan.

The overarching broad principles of the LGA are given effect to by the proposed plan change, as:

- (a) The Plan Change will enable current and future generations to provide for their socio-economic wellbeing by establishing housing supply to meet a growing demand;
- (b) The existing provisions of the District Plan and the Residential 2 Zone are considered to appropriately achieve the outcomes sought through the RMA with respect to effects on the environment and sustainable management of natural and physical resources;
- (c) Existing (and consented) infrastructure has the capacity to enable the outcomes sought through the Plan Change in an efficient manner; and,
- (d) Public consultation has been incorporated into the preparation of the Plan Change, which will be further enabled through the notification of the application thereby enabling public input into the local decision making for the Pokeno area.

#### 2.4.10 Part 2 of the RMA

The following tables provide an assessment of the Plan Change against the RMA principles.

**Table 2-2: Consideration of Section 6 and 7 of the RMA**

Matter	Comment
<b>Matters of National Importance</b>	
(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development	Two wetland systems are located within the Plan Change Area. The protection of the wetlands is achieved through identification on the Pokeno Structure Plan Area maps. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with.

Matter	Comment
	Further to this, and separate to this plan change, it is proposed to protect Wetland 1 through vesting this area as reserve and protect Wetland 2 by covenant (to be done at the time of subdivision).
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development	There are no outstanding natural features or landscapes identified on the Plan Change Area.
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna	<p>The Plan Change Area contains a number of natural features, primarily low order streams and associated wetland areas and bush blocks. These areas have been significantly degraded as a result of agricultural practices, however, are still considered to be areas of significant indigenous vegetation which also provide habitat for native fauna (primarily native aquatic fauna).</p> <p>The adoption of the Large Lot Overlay on the southern area of the Plan Change Area seeks to promote a lower density rural lifestyle development is not anticipated to compromise the ability to protect these features from inappropriate development.</p> <p>Furthermore protection of the wetlands and associated bush blocks is achieved through identification on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with.</p>
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers	There are no coastal marine areas, lakes and rivers that will be affected by this Plan Change. Notwithstanding this, it is proposed to enhance public access along existing streams within the site through the construction of future walkways.
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	<p>The relation of Maori and their culture/traditions have been recognised and provided for during the Plan Change process via extensive consultation with local iwi groups.</p> <p>This relationship between the applicant and the iwi groups was initially established as part of the PC24 process, where consultation has been ongoing as development has progressed in Pokeno. This consultation relationship between the applicant and the relevant iwi groups will be maintained as development within Pokeno, and the Plan Change Area, progresses.</p>
(f) the protection of historic heritage from inappropriate subdivision, use, and development	There are no identified items of historic heritage within the Plan Change Area.

Matter	Comment
	<p>As discussed in section 4.1.14 of this Plan Change, Selby's Farmhouse is a significant heritage feature and was used as a headquarters for a prominent General while military infrastructure was being constructed in Pokeno during the Waikato Wars. Investigations by RFA and Clough and Associates (Technical Report F) have not been able to identify any evidence of Selby's Farmhouse within the Plan Change Area.</p> <p>It is noted that the provisions of the District Plan state that, should any archaeologically or culturally significant items be identified upon subdivision or earthworks within the Pokeno Structure Plan Area, both iwi and Heritage New Zealand should be notified.</p>
(g) the protection of protected customary rights	Not applicable to the scope of the Plan Change.
(h) the management of significant risks from natural hazards.	<p>As discussed in section 4.1.11 of this Plan Change, with regard to flood risk, Technical Report I notes that the northern stream has storage of 17,219m<sup>3</sup> below RL 28.0, therefore flooding from the 100 year storm will not exceed this level.</p> <p>The proposed lots are all above RL28.0 except approximately 70m<sup>2</sup> (9 per cent of site area) at the rear corner of Lot 3. Technical Report I concludes that, due to the topography, lot owners are unlikely to build on the low-lying parts of lots, but minimum floor levels are proposed which will provide 500mm freeboard in the case of an extreme storm event causing ponding in the streams up to the downstream ground level.</p> <p>It is also noted that provisions in the Waikato District Plan manage the significant risks from natural hazards by setting a minimum floor level of 500mm level for any new occupiable floor space above the 1 per cent AEP floodplain or ponding level or 500 millimetres above the highest observed flood level, whichever is the greater.</p>
<b>Other Matters</b>	
(a) kaitiakitanga	Relevant iwi groups have been closely involved as part of the development within that has occurred within Pokeno. Initially as part of the Pokeno Structure Plan development, the PC24 process, and lately the implementation phase.



Matter	Comment
	The relationship between the applicant and iwi groups have enabled input into the development process and the exercise of kaitiakitanga. Such a relationship has been recognised through the proposed plan change (i.e. through further consultation), and as set out in the Consultation Strategy (Appendix B) will continue to be maintained as development proceeds within the Plan Change Area.
(aa) the ethic of stewardship	As above
(b) the efficient use and development of natural and physical resources	As previously noted, the Plan Change seeks to remove the Large Lot Overlay thereby enabling the efficient use and development of the land resource. Further, the rural area of land proposed to be rezoned for urban purposes is not considered to be of high value for rural purposes. Subsequently, the rezoning of this area is also considered to constitute the efficient use of natural and physical resources.
(ba) the efficiency of the end use of energy	Not applicable to the scope of the Plan Change.
(c) the maintenance and enhancement of amenity values	The Plan Change seeks to adopt pre-existing zones which are considered to effectively provide for the enhancement of amenity values through the urbanisation process. Subsequent to this, provisions of the Pokeno Structure Plan will require stream restoration planting and require pedestrian linkages along the riparian corridors identified within the site through the subdivision process, thereby generating an overall enhancement to the amenity values of the Plan Change Area.
(d) intrinsic values of ecosystems	The intrinsic values of ecosystems have been recognised by the Plan Change, specically by: <ul style="list-style-type: none"> <li>(a) Protecting Wetland 1 and 2 (and associated area which contains scheduled trees) through identification on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with;</li> <li>(b) Scheduling a Rewarewa Tree and Taraire Tree (tree sgroup 21).</li> </ul>
(f) maintenance and enhancement of the quality of the environment	As noted above, the Plan Change seeks to enable the development of the site in a manner which will maintain and enhance the quality of the environment, in particular the Plan Change Will: <ul style="list-style-type: none"> <li>(a) Require development to occur in accordance with the Residential 2 Zone</li> </ul>

Matter	Comment
	<p>Rules, thereby adopting the environmental protection provided by these zones.</p> <p>(b) Protect Wetland 1 and 2 (and associated area which contains scheduled trees) through identification on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with;</p> <p>(c) Schedule a Rewarewa Tree and Taraire Tree (tree group 21).</p>
(g) any finite characteristics of natural and physical resources	The Plan Change seeks to enable development in a manner which is an efficient use of the land resource (which is finite), and provides a logical extension to the urban area of marginal rural land. This is considered to minimise the need for expansion in areas of quality rural environments thereby having regard to the finite characteristic of natural and physical resources.
(h) the protection of the habitat of trout and salmon	No habitat of trout or salmon are identified within the Plan Change area
(i) the effects of climate change	<p>The adoption of the existing zone provisions recognise the effects of climate change, as the current provisions of the District Plan, specifically the Engineering Standards of the Franklin Code of Practice, require designs which assume climatic change occurs.</p> <p>Furthermore, the locality of the plan change is not located in an area which would be subject a significant increase in coastal hazards.</p>
(j) the benefits to be derived from the use and development of renewable energy	Not applicable to the scope of the Plan Change.

With respect to section 8 (Te Tiriti of Waitangi) has been taken into account in the preparation of this Plan Change through consultation with the Iwi Groups listed in Section 4.2 of this Plan Change. Issues (and responses) arising are detailed in the consultation strategy which is attached at Appendix B.

The purposes of the proposed Plan Change are considered to be consistent with the purpose of the RMA (section 5) as it seeks to enable the wellbeing of the growing population in the Waikato District through the rezoning of land for housing and the protection of native trees. At the same time, the Plan Change will:

- (a) Enable the use of the land resource to achieve its potential to accommodate the projected growth in Pokeno (as outlined in the District Growth Strategy), and therefore ensures there is zoned land to provide for the need of future generations;
- (b) Enable the efficient use of the land resource (through the removal of the Large Lot Overlay from the northern extent of the Plan Change Area) and thereby minimising the

need for the further urbanisation of surrounding rural zoned land, assisting to safeguard the rural land resource to meet the reasonably foreseeable needs of future generations;

- (c) The Plan Change seeks to mitigate effects of the removal of a scheduled tree, by the inclusion of native tree in the schedule which is located elsewhere in the Plan Change Area; and
- (d) The existing provisions of the Waikato District Plan are considered to adequately enable such development, while avoiding, remedying or mitigating any adverse effects as assessed in this Assessment of Environmental Effects.

### 3 Conclusion

The purpose of the proposed Plan Change is to rezone the applicant's land from Rural to Residential 2 as detailed in Section 2 of this Plan Change. The spatial extent of the Plan Change comprises approximately 26 hectares, which is anticipated to accommodate another 150 dwellings

The Plan Change process has been identified as the most appropriate resource management technique to enable the development of the Plan Change Area for residential purposes, as evaluated in Section 3 of this Plan Change.

The proposed Plan Change will assist in meeting the purposes of the RMA (i.e. the sustainable management of natural and physical resources of the District). Furthermore, the plan change will provide a range of positive economic, social, environmental, and cultural outcomes thereby supporting the wellbeing of the Pokeno community, the wider Waikato District, and the future inhabitants within these regions.

The Plan Change will give effect to the National Policy Statement for Urban Land Supply and Waikato District Council's District Growth Strategy 2007, by enabling the release of greenfield land to support the residential growth which has occurred within Pokeno to date. The Plan Change supports, and gives effect to, the strategic approach within Council's District Plan, and the Waikato Regional Policy Statement by protecting areas of significant indigenous vegetation.

# Appendices





## Appendix A Relevant Statutory Provisions

**Table A-1: Statutory Assessment**

Reference	Provision	Comment
<b>National Policy Statement on Urban Development Capacity</b>		
Objective OA1	Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.	<p>Although the Pokeno Township does not meet the definition of a medium or high growth urban area, the NPS on Urban Development Capacity stipulates that all Objectives, and Policies PA1 – PA4 shall be given effect to by the Waikato District Council. The proposed Plan Change recognises the policy directive set out by the NPS on Urban Development Capacity, and seeks to give effect to the objectives and policies listed. Specifically the Plan Change:</p> <ul style="list-style-type: none"> <li>(a) Extends the Residential 2 Zone, enabling the continued growth of the Pokeno Township to cater for current demand and the anticipated future growth of Pokeno;</li> <li>(b) Provides for development which can be serviced by infrastructure being installed as part of current growth in the Pokeno area;</li> <li>(c) Seeks to remove the Large Lot Overlay, which promotes the efficient use of zoned urban land and (consented) development infrastructure;</li> </ul>
Objective OA2	Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.	
Objective OA3	Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations	
Objective OB1	A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.	
Objective OC1	Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.	
Objective OC2	Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.	
Objective OD1	Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.	
Objective OD2	Coordinated and aligned planning decisions within and across local authority boundaries.	

Reference	Provision	Comment	
Policy PA1	Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:	(d) Adopts the existing District Plan zone provisions (i.e. the Residential 2 zone, and the associated Pokeno Structure Plan Design Elements), to ensure that a quality urban design outcome is achieved which will ensure that effects on the environment are appropriate to achieve the purpose of the act.	
Policy PA2	Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.		
Policy PA3	When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:  (a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;  (b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and  (c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.		
	Policy PA4		When considering the effects of urban development, decision-makers shall take into account:  (a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and  (b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.
			<b>National Policy Statement for Freshwater</b>
Objective A1	To safeguard:  (a) the life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, of fresh water; and  (b) the health of people and communities, at least as affected by secondary contact with fresh water; in sustainably managing the use and development of land, and of discharges of contaminants	As set out in section 4.1.11 of this Plan Change, a discharge consent has been obtained for this catchment (Waikato Regional Council reference 120987), which enables the discharge of stormwater from Catchment J via Pond J into the Tanitewhiora Stream, A Section 127 variation	

Reference	Provision	Comment
Objective A2	<p>The overall quality of fresh water within a region is maintained or improved while:</p> <ul style="list-style-type: none"> <li>(a) protecting the significant values of outstanding freshwater bodies;</li> <li>(b) protecting the significant values of wetlands; and</li> <li>(c) improving the quality of fresh water in water bodies that have been degraded by human activities to the point of being over-allocated.</li> </ul>	<p>has been sought to vary the approved Discharge Consent to enable the discharge of stormwater from the Plan Change Area as a residential land use (as opposed to the rural land use that was original anticipated by PC24).</p> <p>Technical Report I has been prepared in support of the Section 127 application, which notes that, with the installation of communal detention/treatment devices, the downstream infrastructure (Pond J and the associated reticulated network) is capable of accommodating the additional flows resulting from the Plan Change Area urbanisation, whilst ensuring that the downstream effects (in terms of flood levels, erosion risk and stormwater quality) are less than minor.</p> <p>Overall it is considered that the Plan Change gives effect to the NPS, by:</p> <ul style="list-style-type: none"> <li>(a) Providing for development which can be serviced by stormwater infrastructure being installed as part of current growth</li> <li>(b) Identifying Wetland 1 and Wetland 2 (and associated area which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses, in which subdivision is to be consistent with;</li> </ul>

Reference	Provision	Comment
Objective D1	To provide for the involvement of iwi and hapū, and to ensure that tāngata whenua values and interests are identified and reflected in the management of fresh water including associated ecosystems, and decision-making regarding freshwater planning, including on how all other objectives of this national policy statement are given effect to.	<p>Local Iwi groups have been extensively consulted with as part PC24 and in the preparation of this Plan Change (as discussed in the Consultation Strategy in Appendix B).</p> <p>Consultation with the concerned iwi groups has been, and will continue to be, an integral part of the development and any concerns raised during consultation will be addressed by the applicant as part of the future Resource Consent process.</p>
<b>Waikato Regional Policy Statement</b>		
Objective 3.1	<p>Natural and physical resources are managed in a way that recognises:</p> <ul style="list-style-type: none"> <li>(a) the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;</li> <li>(b) natural processes that inherently occur without human management or interference;</li> <li>(c) the complex interactions between air, water, land and all living things;</li> <li>(d) the needs of current and future generations;</li> <li>(e) the relationships between environmental, social, economic and cultural wellbeing;</li> <li>(f) the need to work with agencies, landowners, resource users and communities; and</li> <li>(g) the interrelationship of natural resources with the built environment.</li> </ul>	<p>The proposed Plan Change provides an integrated and collaborative approach to resource use and development by:</p> <ul style="list-style-type: none"> <li>(a) Encouraging development to be located in and around and existing centre (Pokeno) thereby avoiding fragmentation and sprawl;</li> <li>(b) Protecting significant natural features from inappropriate development through including trees in the Protected Tree Schedule;</li> <li>(c) Change of use ultimately enables the remediation of contaminated soils and reduces the amount of contaminants in the soil/air generated by current rural practices;</li> </ul>
Policy 4.1	<p>An integrated approach to resource management will be adopted that:</p> <ul style="list-style-type: none"> <li>(a) recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of</li> </ul>	

Reference	Provision	Comment
	<p>aligning the decisions of relevant management agencies across boundaries;</p> <p>(b) maximises the benefits and efficiencies of working together ;</p> <p>(c) recognises the multiple values of natural and physical resources including ecosystem services;</p> <p>(d) responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur;</p> <p>(e) maximises opportunities to achieve multiple objectives;</p> <p>(f) takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends;</p> <p>(g) applies consistent and best practice standards and processes to decision making; and</p> <p>(h) establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.</p>	<p>(d) Releasing land for development, thereby enabling people to provide for their socio-economic wellbeing through the provision of additional housing supply;</p> <p>(e) Relieving pressure on surrounding rural areas to accommodate development and growth;</p> <p>(f) Efficient use of the land resource means that, comparatively, less infrastructure investment required to support additional development in and around an existing centre due to existing infrastructure being utilised (as compared to greenfield development in other areas surrounding Pokeno); and</p>
Objective 3.2	<p>Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:</p> <p>(a) access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;</p> <p>(b) the life supporting capacity of soils, water and ecosystems to support primary production activities;</p> <p>(c) the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;</p> <p>(d) access to the significant mineral resources of the region; and</p> <p>(e) the availability of water for municipal and domestic supply to people and communities.</p>	<p>(g) Provides an increased employment base within Pokeno and will assist in the viability of the development industrial/commercial precincts ensuring employment generating activities are more likely to located within Pokeno;</p>



Reference	Provision	Comment
Policy 6.8	<p>Management of development of the built environment appropriately recognises:</p> <ul style="list-style-type: none"> <li>(a) the potential for impacts of subdivision, use and development on access to mineral resources;</li> <li>(b) the need for mineral resources to be available for infrastructure and building developments;</li> <li>(c) the potential benefits of further development of the region's minerals and providing for the continued operation of existing lawfully established mineral extraction activities;</li> <li>(d) the need to manage the adverse effects of extraction, which may include avoiding mineral extraction, or certain types of mineral extraction, in some areas;</li> <li>(e) the potential for land use development that is inconsistent with nearby mineral extraction activities; and</li> </ul> <p>that some mineral resources are considered taonga or traditional resources by tāngata whenua.</p>	<p>As stated earlier in this Report, it is proposed to apply the Large Lot Overlay to the southern extent of the Plan Change Area in response to topographical constraints. This area is adjacent to the Aggregate Extraction Zone, with a landholding at 5 Hitchen Road directly adjoining the majority of the Plan Change Area and the Aggregate Extraction zoned land acting as a buffer between the two land-uses. Only a small extent of the Plan Change Area directly adjoins the Aggregate Extraction zoned land at the most south-western tip of the Plan Change Area.</p> <p>Notwithstanding the above, resource consent is required to undertake quarrying, and it is considered that obtaining resource consent will be difficult. Consideration of the growth that has occurred in Pokeno since the land was zoned for aggregate extraction the potential adverse effects on the transport network will need to be taken into consideration in this application.</p>
Objective 3.4	The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.	Refer to the Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) section below.
Policy 8.5	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.	
Objective 3.8	The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.	Refer to the discussion on Objective 3.13 with regard to freshwater, indigenous vegetation and wetlands

Reference	Provision	Comment
Objective 3.9	<p>The relationship of tāngata whenua with the environment is recognised and provided for, including:</p> <ul style="list-style-type: none"> <li>(a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and</li> <li>(b) the role of tāngata whenua as kaitiaki.</li> </ul>	<p>Local Iwi groups have been extensively consulted with as part PC24 and in the preparation of this Plan Change (as discussed in the Consultation Strategy in Appendix B).</p>
Policy 4.3	<p>Tāngata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.</p>	<p>The relationship between the applicant and iwi groups have enabled input into the development process and the exercise of kaitiakitanga. Such a relationship has been recognised through the proposed Plan Change (i.e. through further consultation), and as set out in the Consultation Strategy (Appendix B) will continue to be maintained as development proceeds within the Plan Change Area.</p>
Objective 3.12	<p>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:</p> <ul style="list-style-type: none"> <li>(a) promoting positive indigenous biodiversity outcomes;</li> <li>(b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;</li> <li>(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;</li> <li>(d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;</li> </ul>	<p>The proposed Plan Change provides for development of the built environment of in an integrated, sustainable and planned manner. Specifically the Plan Change:</p> <ul style="list-style-type: none"> <li>(a) Enables a planned compact urban form and by establishing a logical and defensible limit of urbanisation within the southern area of the Pokeno Structure Plan;</li> <li>(b) Encourages development to be located in and around and existing centre (Pokeno) thereby avoiding fragmentation and sprawl;</li> </ul>

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;</li> <li>(f) protecting access to identified significant mineral resources;</li> <li>(g) minimising land use conflicts, including minimising potential for reverse sensitivity;</li> <li>(h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;</li> <li>(i) 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;</li> <li>(j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and</li> <li>(k) providing for a range of commercial development to support the social and economic wellbeing of the region</li> </ul>	<ul style="list-style-type: none"> <li>(c) Releases land for development, thereby enabling people to provide for their socio-economic wellbeing through the provision of additional housing supply;</li> <li>(d) Relieves pressure on surrounding rural areas to accommodate development and growth;</li> <li>(e) Enables efficient use of the land resource means that, comparatively, less infrastructure investment required to support additional development in and around an existing centre due to existing infrastructure being utilised (as compared to greenfield development in other areas surrounding Pokeno);</li> <li>(f) Will not compromise the existing infrastructure and conversely will make efficient use of the existing infrastructure including access to the State highway, rail and roading networks; and</li> <li>(g) Addresses reserve sensitivity issues, through the use of existing rules (noise) in the Waikato District Plan with respect to the adjacent Industry and Aggregate Extraction Zones.</li> </ul>
Policy 6.1	Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: <ul style="list-style-type: none"> <li>(a) has regard to the principles in section 6A;</li> <li>(b) recognises and addresses potential cumulative effects of subdivision, use and development;</li> <li>(c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</li> <li>(d) has regard to the existing built environment.</li> </ul>	
Policy 6.3	Management of the built environment ensures: <ul style="list-style-type: none"> <li>(a) 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:</li> </ul>	As discussed in the section 2.2.8 of this AEE, Technical Report H states that the proposed Plan Change would result in some appreciable constraint on any future noise-generating activity in the small area of Aggregate

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(i) optimise the efficient and affordable provision of both the development and the infrastructure;</li> <li>(ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</li> <li>(iii) protect investment in existing infrastructure; and</li> <li>(iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;</li> </ul> <p>(b) 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;</p> <p>(c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and</p> <p>(d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</p> <p>(e) 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.</p>	<p>Extraction Zone (AEZ) near the southern tip of the land subject to the proposed Plan Change compared to the current situation. However, Technical Report H goes on to states that the small area of the land in that area of the AEZ (compared to the substantive area) means that it would be unlikely to be used for any significant quarrying activity and would not likely comprise an issue in the future.</p> <p>Further to this, and as discussed above, it is considered that obtaining resource consent for quarrying will be difficult, considering the growth that has occurred in Pokeno and the potential adverse effects on the transport network from quarrying activities.</p>
Objective 3.14	<p>Maintain or enhance the mauri and identified values of fresh water bodies including by:</p> <ul style="list-style-type: none"> <li>(a) maintaining or enhancing the overall quality of freshwater within the region;</li> <li>(b) safeguarding ecosystem processes and indigenous species habitats;</li> <li>(c) safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands;</li> </ul>	<p>As described above, it is considered that the proposed Plan Change addressed fresh water quality by:</p> <ul style="list-style-type: none"> <li>(a) Providing for development which can be serviced by stormwater infrastructure being installed as part of current growth</li> </ul>

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(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;</li> <li>(e) establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed;</li> <li>(f) enabling people to provide for their social, economic and cultural wellbeing and for their health and safety;</li> <li>(g) recognising that there will be variable management responses required for</li> <li>(h) different catchments of the region;</li> </ul>	<p>Further, it is noted that once subdivision and development is progressed through future consenting processes, the matters set out in the Waikato Regional Plan will be further considered through Regional consenting processes.</p> <p>As described in section 4.1.4 of this Plan Change, the bush block located to the South East of the Plan Change Area (SE1) and Wetlands 1 and 2 have been assessed against the criteria in Section 11A of the WRPS and are considered significant.</p>
Policy 8.3	<p>Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by:</p> <ul style="list-style-type: none"> <li>(a) reducing: <ul style="list-style-type: none"> <li>(i) sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities;</li> <li>(ii) accelerated sedimentation of estuaries;</li> <li>(iii) microbial and nutrient contamination;</li> <li>(iv) other identified contaminants; and</li> </ul> </li> <li>(b) Where appropriate, protection and enhancement of: <ul style="list-style-type: none"> <li>(i) riparian and wetland habitat;</li> <li>(ii) instream habitat diversity;</li> <li>(iii) indigenous biodiversity; and</li> </ul> </li> <li>(c) providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and</li> <li>(d) avoiding: <ul style="list-style-type: none"> <li>(i) physical modification of fresh water bodies where practicable; and</li> </ul> </li> </ul>	<p>Implementation Methods 11.1.1, 11.1.2, 11.1.3 and specifically 11.2.2 stipulate that regional and district plans shall protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Implementation Method 11.2.2 sets out a preference to avoid degradation or loss of wetlands over remediation or mitigation, however where adverse effects are unavoidable, the method requires that adverse effects are remedied or mitigated. More than minor residual adverse effects shall be offset to achieve no net loss.</p> <p>As discussed in section 4.1.4, the current proposal requires that a portion of Wetland 1 (the area identified as 1a, and a small portion of 1b and 1c in Figure 4 1 and Technical Report C) be filled. Technical Report C states that the indigenous biodiversity in this area has not been</p>



Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(ii) inappropriate development in flood plains; and</li> <li>(e) managing: <ul style="list-style-type: none"> <li>(i) groundwater and surface water flow/level regimes, including flow regime variability;</li> <li>(ii) linkages between groundwater and surface water; and</li> <li>(iii) pest and weed species where they contribute to fresh water body and coastal water degradation.</li> </ul> </li> </ul>	<p>identified as rare, at risk, threatened or irreplaceable. Further to this, the report states that any loss of habitat will not exceed 20 per cent of its total area, and will be limited to the upper extent, where hydrology is more limited and values to aquatic fauna such as fish is low. To mitigate the loss of area 1a and a small portion of 1b and 1c (refer Figure 4 1), restoration methods have been set out in section 4.1.4.4 of this Plan Change.</p>
Objective 3.16	<p>Riparian areas (including coastal dunes) and wetlands are managed to:</p> <ul style="list-style-type: none"> <li>(a) maintain and enhance: <ul style="list-style-type: none"> <li>(i) public access; and</li> <li>(ii) amenity values.</li> </ul> </li> <li>(b) maintain or enhance: <ul style="list-style-type: none"> <li>(i) water quality;</li> <li>(ii) indigenous biodiversity;</li> <li>(iii) natural hazard risk reduction;</li> <li>(iv) cultural values;</li> <li>(v) riparian habitat quality and extent; and</li> <li>(vi) wetland quality and extent.</li> </ul> </li> </ul>	<p>Technical Report C concludes that current ecological value of both Wetland 1 and 2 is very low, and restoration efforts are expected to result in an overall net ecological gain in wetland ecological values within the site.</p>
Policy 8.2	<p>Ensure that the outstanding values of a fresh water body that result in that water body being identified as an outstanding fresh water body, and the significant values of wetlands, are protected and where appropriate enhanced.</p>	<p>The proposed Plan Change recognises the policy directive to promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent, and gives effect to Objective 3.19, Policies 11.1 and 11.2. Specifically the proposed Plan Change:</p> <ul style="list-style-type: none"> <li>(a) Identifies Wetland 1 and Wetland 2 (and associated area which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses,</li> </ul>

Reference	Provision	Comment
		<p>in which subdivision is to be consistent with.</p> <p>Further to this, it is intended to vest Wetland 1 as reserve through the subsequent subdivision process and potentially covenant Wetland 2 to provide legal protection.</p>
Objective 3.18	Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture	There are no identified items of historic heritage within the Plan Change Area.
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.	As discussed in section 4.1.14 of this Plan Change, Selby's Farmhouse is a significant heritage feature and was used as a headquarters for a prominent General while military infrastructure was being constructed in Pokeno during the Waikato Wars. Investigations by RFA and Clough and Associates (Technical Report F) have not been able to identify any evidence of Selby's Farmhouse within the Plan Change Area.
Policy 10.2	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.	<p>As part of the PC 24 process, iwi did not identify any significant tapu sites and archaeological features within the Plan Change Area.</p> <p>It is noted that the provisions of the District Plan state that, should any archaeologically or culturally significant items be identified upon subdivision or earthworks within the Pokeno</p>

Reference	Provision	Comment
		Structure Plan Area, both iwi and Heritage New Zealand should be notified.
Objective 3.19	The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state	As described in section 4.1.4 of this Plan Change, the bush block located to the South East of the Graham Block Plan Change Area (SE1) and Wetlands 1 and 2 have been assessed against the criteria in Section 11A of the WRPS and are considered significant.
Policy 11.1	<p>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:</p> <ul style="list-style-type: none"> <li>(a) working towards achieving no net loss of indigenous biodiversity at a regional scale;</li> <li>(b) the continued functioning of ecological processes;</li> <li>(c) the re-creation and restoration of habitats and connectivity between habitats;</li> <li>(d) supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;</li> <li>(e) providing ecosystem services;</li> <li>(f) the health and wellbeing of the Waikato River and its catchment;</li> <li>(g) contribution to natural character and amenity values;</li> <li>(h) tāngata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;</li> <li>(i) managing the density, range and viability of indigenous flora and fauna; and</li> <li>(j) the consideration and application of biodiversity offsets</li> </ul>	<p>Implementation Methods 11.1.1, 11.1.2, 11.1.3 and specifically 11.2.2 to be areas of significant indigenous biodiversity stipulate that regional and district plans shall protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Implementation Method 11.2.2 sets out a preference to avoid degradation or loss of wetlands over remediation or mitigation, however where adverse effects are unavoidable, the method requires that adverse effects are remedied or mitigated. More than minor residual adverse effects shall be offset to achieve no net loss.</p>
Implementation Method 11.1.1	<p>Regional and district plans shall maintain or enhance indigenous biodiversity, including by:</p> <ul style="list-style-type: none"> <li>(a) providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change;</li> </ul>	As discussed in section 4.1.4, the current proposal requires that a portion of Wetland 1 (the area identified as 1a, and a small portion of 1b and 1c in Figure 4 1 and Technical Report C) be filled. Technical Report C states that the indigenous biodiversity in this area has not been

Reference	Provision	Comment
	<p>(b) having regard to any local indigenous biodiversity strategies developed under Method 11.1.11; and</p> <p>(c) 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.</p>	<p>identified as rare, at risk, threatened or irreplaceable. Further to this, the report states that any loss of habitat will not exceed 20 per cent of its total area, and will be limited to the upper extent, where hydrology is more limited and values to aquatic fauna such as fish is low. To mitigate the loss of area 1a and a small portion of 1b and 1c (refer Figure 4 1), restoration methods have been set out in section 4.1.4.4 of this Plan Change.</p>
Implementation Method 11.1.3	<p>Regional and district plans:</p> <p>(a) for non-significant indigenous vegetation and non-significant habitats of indigenous fauna (excluding activities pursuant to 11.1.4):</p> <p>(i) 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).</p> <p>(ii) 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.</p> <p>(iii) when considering remediation, mitigation or offsetting, methods may include the following:</p> <ol style="list-style-type: none"> <li>replacing the indigenous biodiversity that has been lost or degraded;</li> <li>replacing like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);</li> <li>the legal and physical protection of existing habitat;</li> <li>the re-creation of habitat; or</li> <li>replacing habitats or ecosystems with indigenous biodiversity of greater ecological value.</li> </ol> <p>(b) for significant indigenous vegetation and significant habitats of indigenous fauna Method 11.2.2 applies.</p>	<p>Technical Report C concludes that current ecological value of both Wetland 1 and 2 is very low, and restoration efforts are expected to result in an overall net ecological gain in wetland ecological values within the site.</p> <p>The proposed Plan Change recognises the policy directive to promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent, and gives effect to Objective 3.19, Policies 11.1 and 11.2. Specifically the proposed Plan Change:</p> <p>(a) Identifies Wetland 1 and Wetland 2 (and associated area which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance significant vegetation and watercourses,</p>
Implementation Method 11.2.2	Regional and district plans shall (excluding activities pursuant to 11.1.4):	

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(a) protect areas of significant indigenous vegetation and significant habitats of indigenous fauna;</li> <li>(b) require that activities avoid the loss or degradation of areas of significant indigenous vegetation and significant habitats of indigenous fauna in preference to remediation or mitigation;</li> <li>(c) require that any unavoidable adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are remedied or mitigated;</li> <li>(d) where any adverse effects are unable to be avoided, remedied or mitigated in accordance with (b) and (c), more than minor residual adverse effects shall be offset to achieve no net loss; and</li> <li>(e) ensure that remediation, mitigation or offsetting as a first priority relates to the indigenous biodiversity that has been lost or degraded (whether by on-site or offsite methods). Methods may include the following: <ul style="list-style-type: none"> <li>(i) replace like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);</li> <li>(ii) involve the re-creation of habitat;</li> <li>(iii) develop or enhance areas of alternative habitat supporting similar ecology/significance; or</li> <li>(iv) involve the legal and physical protection of existing habitat;</li> </ul> </li> <li>(f) recognise that remediation, mitigation and offsetting may not be appropriate where the indigenous biodiversity is rare, at risk, threatened or irreplaceable; and</li> <li>(g) have regard to the functional necessity of activities being located in or near areas of significant indigenous vegetation and significant habitats of indigenous fauna where no reasonably practicable alternative location exists.</li> </ul>	<p>in which subdivision is to be consistent with.</p> <p>Further to this, it is intended to vest Wetland 1 as reserve through the subsequent subdivision process and potentially covenant Wetland 2 to provide legal protection.</p>
Policy 11.2	Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its	

Reference	Provision	Comment
	significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	
Objective 3.21	The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.	
Policy 12.2	<p>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:</p> <ul style="list-style-type: none"> <li>(a) where natural character is pristine or outstanding, activities should avoid adverse effects on natural character;</li> <li>(b) where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character;</li> <li>(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;</li> <li>(d) promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and</li> <li>(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.</li> </ul>	<p>As set out above it is proposed to restore Wetlands 1 and 2 through the recommendations set out in section 4.1.4 of this Plan Change.</p> <p>Technical Report C concludes that the current ecological value of both Wetland 1 and 2 is very low, and restoration efforts are expected result in an overall net ecological gain in wetland ecological values within the site.</p>
Policy 12.3	<p>Areas of amenity value are identified, and those values are maintained and enhanced. These may include:</p> <ul style="list-style-type: none"> <li>(a) areas within the coastal environment and along inland water bodies;</li> <li>(b) scenic, scientific, recreational or historic areas;</li> <li>(c) areas of spiritual or cultural significance;</li> <li>(d) other landscapes or seascapes or natural features; and</li> <li>(e) areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.</li> </ul>	<p>It is considered that amenities values will be maintained and enhanced by the proposed Plan Change by:</p> <ul style="list-style-type: none"> <li>(a) Identifying Wetland 1 and Wetland 2 (and associated area which contains scheduled trees) on the Pokeno Structure Plan Area map. The Pokeno Structure Plan contains provisions to protect, maintain and enhance</li> </ul>



Reference	Provision	Comment
		<p>significant vegetation and watercourses, in which subdivision is to be consistent with; and</p> <p>(b) Scheduling a Rewarewa Tree and Taraire Tree (tree group 21);</p>
Objective 3.24	<p>The effects of natural hazards on people, property and the environment are managed by:</p> <ul style="list-style-type: none"> <li>(a) increasing community resilience to hazard risks;</li> <li>(b) reducing the risks from hazards to acceptable or tolerable levels; and</li> <li>(c) enabling the effective and efficient response and recovery from natural hazard events.</li> </ul>	<p>As discussed in section 2.2.11 of this Plan Change, Technical Report I notes that the northern stream has storage of 17,219m<sup>3</sup> below RL 28.0, therefore flooding from the 100 year storm will not exceed this level.</p> <p>The proposed lots are all above RL28.0 except approximately 70m<sup>2</sup> (9 per cent of site area) at the rear corner of Lot 3. Technical Report I concludes that, due to the topography, lot owners are unlikely to build on the low-lying parts of lots, but minimum floor levels are proposed which will provide 500mm freeboard in the case of an extreme storm event causing ponding in the streams up to the downstream ground level.</p> <p>It is also noted that provisions in the Waikato District Plan set a minimum floor level of 500mm level for any new occupiable floor space above the 1 per cent AEP floodplain or ponding level or 500 millimetres above the highest observed flood level, whichever is the greater.</p>
<b>Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River)</b>		
	<p>(a) The restoration and protection of the health and wellbeing of the Waikato River.</p>	<p>The proposed Plan Change gives effect to the Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) which sets out to restore and protect the health and</p>

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(b) The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.</li> <li>(c) The restoration and protection of the relationship of Waikato River iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.</li> <li>(d) The restoration and protection of the relationship of the Waikato region's communities with the Waikato River including their economic, social, cultural and spiritual relationships.</li> <li>(e) The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.</li> <li>(f) The adoption of 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.</li> <li>(g) The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.</li> <li>(h) The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.</li> <li>(i) The protection and enhancement of significant sites, fisheries, flora and fauna.</li> <li>(j) The recognition that the strategic importance of the Waikato River to New Zealand's social, cultural, environmental and economic wellbeing is subject to the restoration and protection of the health and wellbeing of the Waikato River.</li> </ul>	<p>wellbeing of the Waikato River for future generations by:</p> <ul style="list-style-type: none"> <li>(a) Providing for development which can be serviced by stormwater infrastructure being installed as part of current growth; and</li> <li>(b) As discussed in the Consultation Strategy, attached in Appendix B, local iwi groups have been consulted as part of the preparation of this Plan Change. Feedback received has led to amendments to the Stormwater Management Report.</li> </ul>

Reference	Provision	Comment
	<p>(k) The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.</p> <p>(l) The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.</p> <p>(m) The application to the above of both maatauranga Maaori and latest available scientific methods.</p>	
<b>Waikato Regional Plan</b>		
Objective 2.3.2.1	Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised.	Local Iwi groups have been extensively consulted with as part PC24 and in the preparation of this Plan Change (as discussed in the Consultation Strategy in Appendix B).
Objective 2.3.2.2	Tangata whenua able to give effect to kaitiakitanga	
Policy 2.3.3.1	Define the processes to determine the relationship of tangata whenua with natural and physical resources for which they are Kaitiaki.	
Policy 2.3.3.2	Promote methods that will increase community awareness of the relationship between tangata whenua and the natural and physical resources for which they are Kaitiaki	The relationship between the applicant and iwi groups have enabled input into the development process and the exercise of kaitiakitanga. Such a relationship has been recognised through the proposed plan change (i.e. through further consultation), and as set out in the Consultation Strategy (Appendix B) will continue to be maintained as development proceeds within the Plan Change Area.
Objective 3.1.2	<p>The management of water bodies in a way which ensures:</p> <p>(a) that people are able to take and use water for their social, economic and cultural wellbeing</p> <p>(b) net improvement<sup>1</sup> of water quality across the Region</p> <p>(c) the avoidance of significant adverse effects on aquatic ecosystems</p> <p>(d) the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits</p>	<p>It is considered that the proposed Plan Change is not inconsistent with the objectives and policies of the Waikato Regional Plan. The proposed Plan Change:</p> <p>(a) Provides for development which can be serviced by stormwater infrastructure being installed as part of current growth.</p>

Reference	Provision	Comment
	<ul style="list-style-type: none"> <li>(e) the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced</li> <li>(f) the range of reasonably foreseeable uses of ground water and surface water are protected</li> <li>(g) inefficient use of the available ground surface water resources is minimised</li> <li>(h) an increase in the extent and quality of the Region's wetlands</li> <li>(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</li> <li>(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</li> <li>(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</li> <li>(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</li> <li>(m) ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield</li> <li>(n) shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed</li> <li>(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</li> </ul>	<p>Further, it is noted that once subdivision and development is progressed through future consenting processes, the matters set out in the Waikato Regional Plan will be further considered through Regional consenting processes.</p>

Reference	Provision	Comment
	(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.	
Policy 3.2.3.1	<p>Manage all water bodies to enable a range of water use activities, whilst ensuring that a net improvement in water quality across the Region is achieved over time through:</p> <ul style="list-style-type: none"> <li>(a) Classifying and mapping water bodies based on the characteristics for which they are valued and implementing the classification through a mixture of regulatory and non-regulatory methods.</li> <li>(b) Maintaining overall water quality in areas where it is high, and in other water bodies, avoiding, remedying or mitigating cumulative degradation of water quality from the effects of resource use activities.</li> <li>(c) Enhancing the quality of degraded waterbodies.</li> <li>(d) Providing for the mitigation and remediation of adverse effects in accordance with Section 1.3.3 of the Waikato Regional Policy Statement.</li> <li>(e) Recognising the positive benefits to people and communities arising from use or development of water resources and by taking account of existing uses of water and the associated lawfully established infrastructure.</li> </ul>	
Objective 3.5.2.1	<p>Discharges of contaminants to water undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>(a) does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2</li> <li>(b) does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2</li> <li>(c) Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the</li> </ul>	

Reference	Provision	Comment
	water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	
Policy 3.5.3.1	<p>Enable through permitted and controlled activity rules, discharges to water that due to their nature, scale and location will:</p> <ul style="list-style-type: none"> <li>(a) avoid adverse effects on surface water bodies that are inconsistent with policies in Section 3.2.3 of this Plan</li> <li>(b) not increase the adverse effects of flooding or erosion on neighbouring properties</li> <li>(c) ensure that any adverse effects of sediment on aquatic habitats are confined to a small area relative to the habitat as a whole or are temporary, and the area will naturally re-establish habitat values comparable with those prevailing before commencement of the activity</li> <li>(d) not result in significant effects on the Coastal Marine Area as identified in the Waikato Regional Coastal Plan, wetlands<sup>1</sup> that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes</li> <li>(e) not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan</li> </ul>	
Policy 3.7.3.1	<p>Ensure that land drainage activities within wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or immediately adjacent to wetlands identified in Section 3.7.7, are undertaken in a manner that avoids changes in water level that lead to:</p> <ul style="list-style-type: none"> <li>(a) shrinking or loss of the wetland, or</li> <li>(b) accelerated dewatering and oxidation, or</li> <li>(c) significant adverse effects on tangata whenua values of the wetland, or</li> <li>(d) adverse effects of flooding on neighbouring properties, or</li> <li>(e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with the wetland, or</li> </ul>	<p>As set out in section 4.1.4 of this report, stormwater as of result of development provided for by the Plan Change is proposed to be treated and discharged to the wetlands.</p> <p>Technical Report C states that stormwater has the potential to influence water quality within the wetlands. Water quality within the wetlands is currently compromised by the agricultural land use of the catchment. Technical Report C concludes that with appropriate stormwater treatment and management adverse effects</p>



Reference	Provision	Comment
	(f) adverse effects on the natural character of wetlands or (g) adverse effects on the ability to use the wetlands for recreational purposes and remedy or mitigate otherwise.	from stormwater on the wetlands are not expected.
Policy 3.7.3.2	Use a mixture of non-regulatory methods (including education and incentives) to achieve an increase in the extent and quality of the Region's wetlands	

## Appendix B Consultation Strategy

# Technical Report A Arboricultural Assessment Report



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# Technical Report B Contamination Preliminary Site Investigation

## Technical Report C Ecological Assessment

## Technical Report D Residential and Economic Assessment



# Technical Report E Preliminary Geotechnical Appraisal Report

## Technical Report F Archaeological Survey



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## Technical Report G Landscape and Visual Effects Assessment

## Technical Report H Acoustics Review

## Technical Report I Stormwater Management Report

## Technical Report J Integrated Transport Assessment



## Technical Report K Infrastructure Report

