

Waikato Regional Policy Statement – Objectives and Policies Assessment¹

Relevant Objective & Policies	Comment
<p>Objective 3.1 Integrated management <i>Natural and physical resources are managed in a way that recognises:</i></p> <p>a) <i>the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;</i> b) <i>natural processes that inherently occur without human management or interference;</i> c) <i>the complex interactions between air, water, land and all living things;</i> d) <i>the needs of current and future generations;</i> e) <i>the relationships between environmental, social, economic and cultural wellbeing;</i> f) <i>the need to work with agencies, landowners, resource users and communities; and</i> g) <i>the interrelationship of natural resources with the built environment.</i></p> <p>Policy 4.1 Integrated approach <i>An integrated approach to resource management will be adopted that:</i></p> <p>a) <i>recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries;</i> b) <i>maximises the benefits and efficiencies of working together ;</i> c) <i>recognises the multiple values of natural and physical resources including ecosystem services;</i> d) <i>responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur;</i> e) <i>maximises opportunities to achieve multiple objectives;</i> f) <i>takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends;</i> g) <i>applies consistent and best practice standards and processes to decision making; and</i> h) <i>establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.</i></p> <p>Policy 8.5 Waikato River catchment <i>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.</i></p>	<p>The proposed development is consistent with this objective and policy as:</p> <ul style="list-style-type: none"> • The proposed development has recognised the site and its relationship to the Waikato River and its catchment, in particular Lake Rotokawau and Lake Waikare by implementing habitat restoration, stormwater treatment wetlands and landscape design that is consistent with the ecology and vegetation of those features. As such, the proposal has also appropriately recognised Te Ture Whaimana o Te Awa o Waikato as the primary direction-setting document for the Waikato River. • Habitat restoration and native plantings throughout the stormwater infrastructure and wetlands provide for both the interrelationships within the natural environment, and those between the built form of the factory and the natural environment. • The factory enables multiple outcomes to be achieved, by providing significant economic benefits to the region, particularly by creating employment, while also providing for cultural and social wellbeing for the local community and ensuring positive environmental outcomes. • Collaboration with multiple parties and partnership with Mana Whenua (via the Tāngata Whenua Governance Group (“TWGG”)) has led to positive outcomes for current and future generations particularly through training and employment initiatives. • The proposal does not raise any cross-boundary issues.

¹ Note that an assessment of the Vision and Strategy for the Waikato River (Te Ture Whaimana o Te Awa o Waikato) is addressed in Section 10.4 of the AEE report.

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<p>Objective 3.2 Resource use and development <i>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:</i></p> <ul style="list-style-type: none"> a) <i>access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;</i> b) <i>the life supporting capacity of soils, water and ecosystems to support primary production activities;</i> c) <i>the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;</i> d) <i>access to the significant mineral resources of the region; and</i> e) <i>the availability of water for municipal and domestic supply to people and communities.</i> 	<p>The proposed development enables economic, social and cultural wellbeing by facilitating the establishment of a regionally significant industrial activity. This in turn will provide direct employment and indirect economic benefits as outlined in the Property Economics memo, while also maintaining and enhancing the life supporting capacity of soils, water and ecosystems (including those required to support primary production).</p> <p>In particular, the proposal provides for restoration plantings of 1ha adjacent to Lake Rotokawau and also provides for extensive plantings associated with the proposed stormwater infrastructure.</p> <p>The proposal will not affect the availability of energy resources for electricity generation, or preclude any electricity generation activities from locating where the energy resource exists.</p> <p>Access to any underlying minerals resources is provided elsewhere on the site and the availability of water for municipal and domestic supply is not affected by the development.</p>
<p>Objective 3.4 Health and wellbeing of the Waikato River <i>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.</i></p>	<p>As noted, an assessment of the Vision and Strategy for the Waikato River (Te Ture Whaimana o Te Awa o Waikato) is addressed in Section 10.4 of the AEE report.</p>
<p>Objective 3.6 Adapting to climate change <i>Land use is managed to avoid the potential adverse effects of climate change induced weather variability and sea level rise on:</i></p> <ul style="list-style-type: none"> a) <i>amenity;</i> b) <i>the built environment, including infrastructure;</i> c) <i>indigenous biodiversity;</i> d) <i>natural character;</i> e) <i>public health and safety; and</i> f) <i>public access.</i> 	<p>Climate change has been accounted for in the flood modelling undertaken for the development. Development levels have been set to account for potential flood events, including the influence of climate change.</p> <p>Earthworks required for construction will be appropriately managed to ensure any effects on the floodplain arising from those are insignificant in terms of the overall catchment size.</p>
<p>Objective 3.8 Ecosystem services <i>The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.</i></p>	<p>The proposed development enhances the ecology of the area by providing for significant restoration plantings and retiring approximately 31ha of dairy farm, together with wetland restoration planting.</p>

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	Stormwater infrastructure will ensure that contaminants from runoff associated with the development are appropriately managed via on site wetlands.
<p>Objective 3.9 Relationship of tāngata whenua with the environment <i>The relationship of tāngata whenua with the environment is recognised and provided for, including:</i></p> <p>a) <i>the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and</i></p> <p>b) <i>the role of tāngata whenua as kaitiaki.</i></p>	<p>The relationship of Mana Whenua with the environment has been recognised and provided for by way of establishing, and developing the project in collaboration with, the TWGG.</p> <p>This relationship has allowed iwi to directly ensure the project appropriately recognises tikanga Māori, including mātauranga Māori. Their role as kaitiaki has also been acknowledged in a number of ways, including via establishment of the TWGG and in Mana Whenua representatives undertaking on-site monitoring.</p>
<p>Objective 3.10 Sustainable and efficient use of resources <i>Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.</i></p>	<p>The proposed development is an efficient use of resources. Water supply is provided from on-site reuse (from roof water) and wastewater can be serviced onsite. The foam factory processes have also been robustly designed to minimise waste generation.</p> <p>The proposal will also result in significant efficiency improvements for APL's operations by:</p> <ul style="list-style-type: none"> • Replacing their current Auckland facilities (which are over-capacity and in some instances, not able to be upgraded to utilise more efficient technologies and processes that are now available), with one consolidated, state of the of art operation; and • Providing access to the NIMT and Waikato Expressway for the importing and exporting of materials and products. This allows APL to maximise efficiencies in moving materials and finished product, by providing access to the ports at both Auckland and Tauranga. It will also result in a number of truck movements being removed from Auckland roads/the State Highway network.
<p>Objective 3.11 Air quality <i>Air quality is managed in a way that:</i></p> <p>a) <i>ensures that where air quality is better than national environmental standards and guidelines for ambient air, any degradation is as low as reasonably achievable;</i></p> <p>b) <i>avoids unacceptable risks to human health and ecosystems, with high priority placed on achieving compliance with national environmental standards and guidelines for ambient air; and</i></p>	<p>A Dust Management Plan has been prepared to appropriately manage the potential for discharges of dust from the site (and any air quality effects associated with those discharges).</p> <p>Air quality effects from discharges associated with operation of the foam factory have already been addressed in the air discharge consent that has been granted for the site.</p>

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<p>c) <i>avoids, where practicable, adverse effects on local amenity values and people’s wellbeing including from discharges of particulate matter, smoke, odour, dust and agrichemicals, recognising that it is appropriate that some areas will have a different amenity level to others.</i></p>	
<p>Objective 3.12 Built environment <i>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:</i></p> <p>a) <i>promoting positive indigenous biodiversity outcomes;</i> b) <i>preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;</i> c) <i>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;</i> d) <i>integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;</i> e) <i>recognising and protecting the value and long-term benefits of regionally significant infrastructure;</i> f) <i>protecting access to identified significant mineral resources;</i> g) <i>minimising land use conflicts, including minimising potential for reverse sensitivity;</i></p>	<p>The proposed development enables positive environmental, social, cultural and economic outcomes as a result of the following:</p> <ul style="list-style-type: none"> • Enhancing the existing environment and preserving and protecting the natural character of Lake Rotokawau by providing for 1ha of plantings adjacent to its margins. • The proposal does not affect any outstanding natural features or landscapes. • The development integrates land use and infrastructure by making use of the significant transport rail and road infrastructure adjacent to the site for efficient transportation of goods in both import and export. This infrastructure is currently under-utilised. The ITA completed for the development confirms that there is sufficient capacity on SH1 and the adjacent interchange to cater for the proposed development. • The proposal is self-sufficient for water supply and wastewater. • Development of the site does not preclude access to mineral resources. • The proposal does not lead to reverse sensitivity effects as it is separated sufficiently from the nearest houses.
<p>Policy 6.1 Planned and co-ordinated subdivision, use and development <i>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</i></p> <p>a) <i>has regard to the principles in section 6A;</i> b) <i>recognises and addresses potential cumulative effects of subdivision, use and development;</i> c) <i>is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</i> d) <i>has regard to the existing built environment.</i></p>	<p>An assessment of the proposal against the Principles of Section 6A are set out in a separate table below.</p>
<p>Policy 6.3 Co-ordinating growth and infrastructure <i>Management of the built environment ensures:</i></p> <p>a) <i>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:</i></p>	<p>The development has been carefully designed to ensure that it is fully supported by all required infrastructure. As such, no new infrastructure is required for the proposal that is not already in place or will not be constructed/implemented as part of the development.</p>

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<p>i) <i>optimise the efficient and affordable provision of both the development and the infrastructure;</i></p> <p>ii) <i>maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i></p> <p>iii) <i>protect investment in existing infrastructure; and</i></p> <p>iv) <i>ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;</i></p> <p>b) <i>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;</i></p> <p>c) <i>the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and</i></p> <p>d) <i>a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</i></p> <p>e) <i>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.</i></p>	<p>Further, the proposal also optimises the efficient and affordable provision of infrastructure. In this regard:</p> <ul style="list-style-type: none"> • Water and wastewater provision will include utilising the existing on-site wastewater disposal facility and water re-use from roof runoff. • Existing transport infrastructure can easily accommodate the relatively minor increase in vehicle traffic in terms of operational effectiveness and safety. • Constructing the rail siding provides APL with the opportunity to connect direct to the NIMT and from there, to the Ports of Auckland and Tauranga. It also means there is the potential for this opportunity to be made available to other businesses in the area, should they wish to utilise it. <p>Finally, the development is spatially consistent with Waikato 2070, the Waikato District economic and growth strategy. As such, the proposal supports the planned provision of infrastructure by both central and local government.</p>
<p>Policy 6.5 Energy demand management <i>Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.</i></p>	<p>The proposal provides for a modern plant that is significantly more efficient than APL's existing operations. As outlined in the greenhouse gas assessment completed for the project, there are significant reductions to be achieved in overall carbon emissions as a result of the new factory, in particular as a result of minimising the need for truck movements and increased efficiency of energy use.</p>
<p>Policy 6.6 Significant infrastructure and energy resources <i>Management of the built environment ensures particular regard is given to:</i></p> <p>a) <i>that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected;</i></p> <p>b) <i>the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and</i></p> <p>c) <i>the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network</i></p>	<p>The project will not undermine or affect the regionally-significant infrastructure of NIMT and the Waikato Expressway, or affect any electricity generation or transmission.</p>

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<p>Policy 6.8 Access to minerals</p> <p><i>Management of development of the built environment appropriately recognises:</i></p> <ul style="list-style-type: none"> a) <i>the potential for impacts of subdivision, use and development on access to mineral resources;</i> b) <i>the need for mineral resources to be available for infrastructure and building developments;</i> c) <i>the potential benefits of further development of the region’s minerals and providing for the continued operation of existing lawfully established mineral extraction activities;</i> d) <i>the need to manage the adverse effects of extraction, which may include avoiding mineral extraction, or certain types of mineral extraction, in some areas;</i> e) <i>the potential for land use development that is inconsistent with nearby mineral extraction activities; and</i> f) <i>that some mineral resources are considered taonga or traditional resources by tāngata whenua.</i> 	<p>The part of the APL site that is subject to mineral rights of the Ralph Estates is not affected by the proposed foam factory. The site is also not identified as a significant mineral resource in the Proposed District Plan. Furthermore, Ralph Estates would need to obtain resource consents in order to access the coal resource, as well as negotiate access agreements with landowners where applicable. Discussions between APL and Ralph Estates are underway and will continue as required.</p>
<p>Policy 6.14 Adopting Future Proof land use pattern</p> <p><i>Within the Future Proof area:</i></p> <ul style="list-style-type: none"> c) <i>new industrial development should predominantly be located in the strategic industrial nodes in Table 6-2 (section 6D) and in accordance with the indicative timings in that table except where alternative land release and timing is demonstrated to meet the criteria in Method 6.14.3;</i> e) <i>new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 6-2 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 6-2;</i> i) <i>new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the arterial function of the road network, and on other infrastructure;</i> 	<p>The location of the Ohinewai Foam Factory is outside of the strategic nodes in Table 6-2 of the RPS. Policies 6.14(c) and 6.14(g) of the RPS create flexibility for land use to depart from Tables 6-1 and 6-2 of the RPS, provided certain criteria and principles are met.</p> <p>The RPS clearly envisages situations where the land areas contained in Table 6-2 can be varied by way of alternative land release or that new industrial development could locate outside the strategic industrial nodes. This is particularly important for instances where the RPS has become outdated as a result of increased demand for industrial land and other statutory planning documents have been formulated (e.g. Waikato 2070 and the NPS-Urban Development).</p> <p>The RPS sets out criteria for alternative land release at method 6.14.3, that has been extensively covered during the rezoning hearing for the Proposed Waikato District Plan process that sought an Industrial Zone at the subject site. The foam factory only occupies a small portion of that proposed zone.</p> <p>In summary, the development of the foam factory at Ohinewai is appropriate having regard to the pattern of land use adopted in Future Proof, as:</p>

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	<ul style="list-style-type: none"> • The proposed foam factory does not undermine any existing strategic node. • The proposed development has been shown to not have adverse effects on the road network and other infrastructure. • The effects of providing for the industrial activity in Ohinewai are consistent with the development principles outlined in Section 6A (as addressed in the assessment provided in the table below).
<p>Objective 3.14 Mauri and values of fresh water bodies <i>Maintain or enhance the mauri and identified values of fresh water bodies including by:</i></p> <p>a) <i>maintaining or enhancing the overall quality of freshwater within the region;</i> b) <i>safeguarding ecosystem processes and indigenous species habitats;</i> c) <i>safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands;</i> d) <i>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;</i> e) <i>establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed;</i> f) <i>enabling people to provide for their social, economic and cultural wellbeing and for their health and safety;</i> g) <i>recognising that there will be variable management responses required for different catchments of the region.</i></p>	<p>The proposal maintains the mauri and identified values of fresh water bodies adjacent to the site as approximately 31ha of existing dairy farm will be retired and stormwater management will provide for the adequate treatment of contaminants from urban runoff.</p> <p>Further, 1ha of restoration planting is proposed adjacent to the margins of Lake Rotokawau and this is expected to provide increased habitat for indigenous species.</p>
<p>Objective 3.16 Riparian areas and wetlands <i>Riparian areas (including coastal dunes) and wetlands are managed to:</i></p> <p>a) <i>maintain and enhance:</i> i) <i>public access; and</i> ii) <i>amenity values.</i></p> <p>b) <i>maintain or enhance:</i> i) <i>water quality;</i> ii) <i>indigenous biodiversity;</i> iii) <i>natural hazard risk reduction;</i> iv) <i>cultural values;</i> v) <i>riparian habitat quality and extent; and</i> vi) <i>wetland quality and extent.</i></p>	<p>1ha of restoration plantings are proposed adjacent to the margins of Lake Rotokawau and this is expected to provide increased habitat for indigenous species. It will also provide increased amenity values over the existing pasture land.</p> <p>No physical works are proposed within the wetland margin of Lake Rotokawau. Best practice management methods will be used during construction to minimise sediment discharge to freshwater bodies. Any potential discharges of stormwater (including contaminated stormwater) once the factory is operational will be managed primarily by the establishment of appropriate containment measures.</p>

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<p>Policy 8.3 All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of freshwater bodies and coastal water including by:</p> <p>a) <i>Reducing:</i></p> <ul style="list-style-type: none"> i) <i>sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities;</i> ii) <i>accelerated sedimentation of estuaries;</i> iii) <i>microbial and nutrient contamination;</i> iv) <i>other identified contaminants; and</i> <p>b) <i>Where appropriate, protection and enhancement of:</i></p> <ul style="list-style-type: none"> i) <i>riparian and wetland habitat;</i> ii) <i>instream habitat diversity;</i> iii) <i>indigenous biodiversity; and</i> <p>c) <i>Providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable;</i></p> <p>and</p> <p>d) <i>Avoiding:</i></p> <ul style="list-style-type: none"> i) <i>physical modification of fresh water bodies where practicable; and</i> ii) <i>inappropriate development in flood plains; and</i> <p>e) <i>Managing:</i></p> <ul style="list-style-type: none"> i) <i>groundwater and surface water flow/level regimes, including flow regime variability;</i> ii) <i>linkages between groundwater and surface water; and</i> iii) <i>pest and weed species where they contribute to fresh water body and coastal water degradation.</i> 	<p>The proposal does not involve the physical modification of any freshwater bodies.</p> <p>The site is not subject to risks from natural hazards such as flooding as the development has accounted for flood modelling in the proposed earthworks across the site and civil engineering design. It therefore does not represent an inappropriate development in a flood plain.</p>
<p>Objective 3.19 Ecological integrity and indigenous biodiversity <i>The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.</i></p>	<p>The proposed development supports ecological integrity and improves indigenous biodiversity by providing for restoration plantings.</p>
<p>Objective 3.20 Outstanding natural features and landscapes <i>The values of outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.</i></p>	<p>Lake Rotokawau is not listed as ONF or ONL's in a regional context, however it has been proposed as an ONF within the proposed Waikato District Plan.</p>
<p>Objective 3.21 Amenity <i>The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.</i></p>	<p>The proposal does not affect the amenity and natural character values of Lake Rotokawau and proposes to enhance the present values with 1ha of restoration plantings within the APL site.</p>
<p>Objective 3.22 Natural character</p>	

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<p><i>The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.</i></p> <p>Policy 12.1 Outstanding natural features and landscapes <i>Identified values and characteristics of outstanding natural features and landscapes (including seascapes) of regional or district significance are protected from adverse effects, including cumulative effects, arising from inappropriate subdivision, use and development.</i></p> <p>Policy 12.2 Preserve natural character <i>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:</i></p> <ul style="list-style-type: none"> <i>a) where natural character is pristine or outstanding, activities should avoid adverse effects on natural character;</i> <i>b) where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character;</i> <i>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;</i> <i>d) promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and</i> <i>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.</i> <p>Policy 12.3 Maintain and enhance areas of amenity value <i>Areas of amenity value are identified, and those values are maintained and enhanced. These may include:</i></p> <ul style="list-style-type: none"> <i>a) areas within the coastal environment and along inland water bodies;</i> <i>b) scenic, scientific, recreational or historic areas;</i> <i>c) areas of spiritual or cultural significance;</i> <i>d) other landscapes or seascapes or natural features; and</i> <i>e) areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.</i> 	<p>There is currently no public access to Lake Rotokawau via the APL site, however future development is likely to provide access via community facilities within a wetland park area (subject to rezoning approval).</p>

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<p>Policy 12.4 Maintain and enhance public access Public access to and along the coastal marine area, lakes, and rivers will be maintained and enhanced by:</p> <ul style="list-style-type: none"> a) providing direction about where and when additional access should be established; b) ensuring that subdivision, use and development do not constrain the ability of the land/water edge to adjust over time in response to natural processes, including the effects of climate change; <p>and</p> <ul style="list-style-type: none"> c) ensuring subdivision, use and development do not result in inappropriate loss of existing public access. 	
<p>Objective 3.23 Public access Public access to and along the coastal marine area, lakes and rivers is maintained and enhanced.</p>	As above.
<p>Objective 3.24 Natural hazards The effects of natural hazards on people, property and the environment are managed by:</p> <ul style="list-style-type: none"> a) increasing community resilience to hazard risks; b) reducing the risks from hazards to acceptable or tolerable levels; and c) enabling the effective and efficient response and recovery from natural hazard events. <p>Policy 13.1 Natural hazard risk management approach Natural hazard risks are managed using an integrated and holistic approach that:</p> <ul style="list-style-type: none"> a) ensures the risk from natural hazards does not exceed an acceptable level; b) protects health and safety; c) avoids the creation of new intolerable risk; d) Reduces intolerable risk to tolerable or acceptable levels; e) enhances community resilience; f) is aligned with civil defence approaches; g) prefers the use of natural features over man-made structures as defences against natural hazards; h) recognises natural systems and takes a 'whole of system' approach; and i) seeks to use the best available information/best practice. <p>Policy 13.2 Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by:</p> <ul style="list-style-type: none"> a) ensuring risk is assessed for proposed activities on land subject to natural hazards; 	<p>Natural hazard risks have been accounted for in the development of the foam factory. Significant work has been undertaken to address the potential for flooding to affect the site and the proposed earthworks place the development above the 100-year flood plain.</p> <p>Modelling was also undertaken to assess the risk to the development from an uncontrolled stop bank breach of the Waikato River. That modelling has confirmed that any flooding as a result of that event will not affect the factory area.</p>

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<p>b) <i>reducing the risks associated with existing use and development where these risks are intolerable;</i></p> <p>c) <i>avoiding intolerable risk in any new use or development in areas subject to natural hazards;</i></p> <p>d) <i>minimising any increase in vulnerability due to residual risk;</i></p> <p>e) <i>avoiding the need or demand for new structural protection works; and</i></p> <p>f) <i>discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.</i></p>	

Assessment against the development principles – Section 6A

Relevant matter	Comment
<p><i>New development should:</i></p> <p>a) <i>support existing urban areas in preference to creating new ones;</i></p>	<p>The proposed development supports the existing village of Ohinewai and the township of Huntly through the provision of wider employment opportunities in the area, and by utilising and therefore supporting Huntly's commercial, social and educational services.</p>
<p>b) <i>occur in a manner that provides clear delineation between urban areas and rural areas;</i></p>	<p>The proposal will extend beyond existing development in Ohinewai and will provide a delineation between urban and rural development with clear landscape mitigation buffers around the edges.</p>
<p>c) <i>make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;</i></p>	<p>As outlined in Section 2.4 of the AEE, there are no viable opportunities in Huntly and Te Kauwhata to incorporate an industrial development of this scale and nature, therefore there was no option but to go to a greenfields site.</p> <p>While the site is a greenfield development, the location is still close to existing development in Ohinewai and Huntly. Importantly, it is also directly adjacent to key transport infrastructure (being SH1 and the NIMT).</p>
<p>d) <i>not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;</i></p>	<p>The proposal is adjacent to the SH1 Ohinewai interchange and Waikato Expressway that has sufficient capacity to provide for the proposed development. The proposed development is not a significant generator of traffic and therefore does not compromise the safe and efficient use of the interchange or the Waikato Expressway.</p>
<p>e) <i>connect well with existing and planned development and infrastructure;</i></p>	<p>The development also incorporates a rail siding and access to the NIMT adjacent to the site to provide for direct connections for imports and exports to the Ports of Tauranga and Auckland.</p>
<p>f) <i>identify water requirements necessary to support development and ensure the availability of the volumes required;</i></p>	<p>Water demands for the factory operations are modest and the development is self-sufficient with respect to water supply (which will come from water re-use/rainwater, with back-up from the existing on-site bore if needed).</p>
<p>g) <i>be planned and designed to achieve the efficient use of water;</i></p>	
<p>h) <i>be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;</i></p>	<p>Part of the APL site is subject to mineral rights of the Ralph Estates. However, that part of the site is not affected by the foam factory or identified as a significant mineral resource in the Proposed District Plan. Furthermore, Ralph Estates would need to obtain resource consents in order to access the coal resource, as well as negotiate access agreements with landowners where applicable. Discussions between APL and Ralph Estates are underway and will continue as required.</p>

Relevant matter	Comment
	<p>Site preparation works for the development will ensure that the site addresses any issues relating to flooding and residual risk. Development will be located outside of the 100 year flood plain.</p> <p>The proposal does not affect any sites identified as likely renewable energy generation site and their associated resources, or high class soils.</p>
<p>i) <i>promote compact urban form, design and location to:</i></p> <ul style="list-style-type: none"> i) <i>minimise energy and carbon use;</i> ii) <i>minimise the need for private motor vehicle use;</i> iii) <i>maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;</i> iv) <i>encourage walking, cycling and multi-modal transport connections; and maximise opportunities for people to live, work and play within their local area;</i> 	<p>The proposed development provides for a much more efficient operation for APL that leads to a reduction in greenhouse gas emissions and positive environmental outcomes for the site.</p> <p>Employment in the short term is likely to come from Huntly and the surrounding community and this requires a relatively short commute, which is less than if Huntly residents are commuting to Hamilton for employment opportunities.</p> <p>Public transport initiatives are being investigated as part of the wider rezoning proposal, however with a staff of 50 employees, public transport is not viable at this stage.</p> <p>Walking and cycling is available for Ohinewai and there are longer term plans for cycling facilities between Huntly and the development.</p>
<p>j) <i>maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</i></p>	<p>The proposed development has been assessed as not having any inappropriate impacts on the significant landscape values of Lake Rotokawau and the Waikato River. While there will be landscape/visual impacts for existing residents in close proximity, planting is proposed to mitigate those.</p> <p>There is no historic heritage on site and Mana Whenua have provided their support to the development, including via the extensive engagement that has occurred with the TWGG.</p>
<p>k) <i>promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;</i></p>	<p>Substantial enhancement of the ecological values of the site is proposed by retiring approximately 31ha of the existing dairy farm and providing for extensive plantings within the stormwater management areas and restoration plantings adjacent to the Lake Rotokawau wetland.</p>
<p>l) <i>maintain and enhance public access to and along the coastal marine area, lakes, and rivers;</i></p>	<p>While the site does not currently provide for access to Lake Rotokawau, there will be an opportunity to enhance access in the future as part of the wider rezoning and proposed wetland park area.</p>

Relevant matter	Comment
<p>m) <i>avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);</i></p>	<p>Stormwater management investigations and flooding assessments have been completed and the site development does not create any additional hydrological/flow effects on adjacent landowners or the downstream receiving environment.</p> <p>The proposed stormwater management for the development has accounted for LIUDD approaches, based on the WRC toolbox guidelines.</p>
<p>n) <i>adopt sustainable design technologies, such as the incorporation of energy efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;</i></p>	<p>The development includes the re-use of rainwater and low impact design stormwater management measures such as planted swales and wetlands.</p>
<p>o) <i>not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;</i></p>	<p>The development has been designed to mitigate the actual and potential effects of the proposed foam factory and rail siding on adjacent landowners as detailed extensively in the AEE report. The principal effects of the activity on the adjacent land uses relate to impacts on rural character and landscape, as a result of the foam factory bulk and location. The extensive planting proposed as part of the development mitigates those effects in part and on balance with the economic, social and ecological benefits provided, it is considered that the proposed activity is appropriate overall.</p> <p>The development will not give rise to reverse sensitivity effects as the adjacent land uses (in particular existing infrastructure such as the NIMT and SH1) do not generate adverse effects that are incompatible with the factory operation. Nor are any of those adjacent land uses particularly sensitive, such that they are vulnerable to the establishment of a properly managed industrial activity, i.e. there are no existing land uses nearby that could be seen as incompatible with the proposed operations on site.</p>
<p>p) <i>be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;</i></p>	<p>The stormwater and flooding assessments have accounted for predictions regarding the potential effects from climate change.</p>
<p>q) <i>consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;</i></p>	<p>Extensive engagement with Tāngata Whenua has occurred over the previous two years and a memorandum of understanding has been entered into between the Mana Whenua and APL.</p> <p>Via the TWGG set up for the project, there will be opportunities for visual references or symbols to be included in the development.</p>

Relevant matter	Comment
r) <i>support the Vision and Strategy for the Waikato River in the Waikato River catchment;</i>	The development supports the Vision and Strategy for the Waikato River via providing for ecological, economic and social benefits within the catchment (as set out in Section 10.4 of the AEE).
s) <i>encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and</i>	Construction of the foam factory is expected to include resource efficient design and construction methods for cost savings, construction timeliness and efficiency purposes.
t) <i>recognise and maintain or enhance ecosystem services.</i>	Extensive ecological enhancement is provided by the development with the retirement of 31ha of dairy farm and extensive habitat creation across the stormwater management infrastructure and restoration plantings adjacent to Lake Rotokawau.