

Part 3: Domains and Topics

Reference	Text (Not Full Wording)	Consistency	Comment
CE – Coastal Environment			
CE-01	The coastal environment is managed in an integrated way that: 1. preserves natural character and protects natural features and landscape values of the coastal environment; 2. avoids conflicts between uses and values; 3. recognises the interconnections between marine-based and land-based activities; and 4. recognises the dynamic, complex and interdependent nature of natural biological and physical processes in the coastal environment.	Highly Consistent	Wetland restoration, indigenous vegetation protection and landscape amenity planting, development above the projected sea level rise levels, and consolidation with the adjoining Wharekaho Site Development Plan are all characteristics of the plan change.
CE-P1	Development of the built environment in the coastal environment occurs in a way that: 1. ensures sufficient development setbacks to protect coastal natural character, public access, indigenous biodiversity, natural physical processes, amenity and natural hazard mitigation functions of the coast;	Highly Consistent	As above

	2. protects hydrological processes and natural functions of back dune areas; 3. avoids the adverse effects of activities on areas with outstanding natural character, and outstanding natural features and landscapes; 4. ensures that in areas other than those identified in (3) above, activities are appropriate in relation to the level of natural character or natural feature and landscape; 5. has regard to local coastal character; 6. allows for the potential effects of sea level rise, including allowing for sufficient coastal habitat inland migration opportunities; 7. protects the valued characteristics of remaining undeveloped, or largely undeveloped coastal environments; 8. ensures adequate water, stormwater and wastewater services will be provided for the development; 9. avoids increasing natural hazard risk associated with coastal erosion and inundation; 10. has regard to the potential effects of a tsunami event, and takes appropriate steps to avoid, remedy or mitigate that risk; 11. avoids ribbon development along coastal margins; 12. does not compromise the function or operation of existing or planned coastal infrastructure;		
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	13. provides for safe and efficient connectivity between activities occurring in the coastal marine area and associated land-based infrastructure; 14. manages adverse effects to maintain or enhance water quality; and 15. maintains and enhances public access.		
LF – Land and Freshwater			
LF-O1	Maintain or enhance the mauri and identified values of fresh water bodies including by: 1. maintaining or enhancing the overall quality of freshwater within the region; 2. safeguarding ecosystem processes and indigenous species habitats; 3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; 4. 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; 5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed; 6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety;	Consistent	The Structure Plan is designed for the bulk of residential development on the lower levels of the site with low density residential concentrated at higher elevation. This will mitigate the visual impact of the development on the natural landscape and features. The ecological assessment has identified areas for protection that link to freshwater bodies and reasonable areas of the Structure Plan proposal will be protected and ecological enhancement planting undertaken during various stages of the development.

	7. recognising that there will be variable management responses required for different catchments of the region; and 8. recognising the interrelationship between land use, water quality and water quantity.		
LF-O3	Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: a. public access; and b. amenity values. 2. maintain or enhance: a. water quality; b. indigenous biodiversity; c. natural hazard risk reduction; d. cultural values; e. riparian habitat quality and extent; and f. wetland quality and extent.	Highly Consistent	The proposal would restore and protect the indigenous vegetation, wetland, and proposed landscape amenity planting in perpetuity whilst providing for subdivisional development.
LF-O5	The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	Highly Consistent	As above
LF-P3	Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: 1. reducing:	Consistent	The Structure Plan is designed for the bulk of residential development on the lower levels of the site with low density residential concentrated at higher elevation. This will mitigate the visual

	a. sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities; b. accelerated sedimentation of estuaries; c. microbial and nutrient contamination; d. other identified contaminants; and 2. Where appropriate, protection and enhancement of: a. riparian and wetland habitat; b. instream habitat diversity; c. indigenous biodiversity; and 3. providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 4. avoiding: a. physical modification of fresh water bodies where practicable; and b. inappropriate development in flood plains; and 5. managing: a. groundwater and surface water flow/level regimes, including flow regime variability; b. linkages between groundwater and surface water; and c. pest and weed species where they contribute to fresh water body and coastal water degradation.		impact of the development on the natural landscape and features. Reasonable portions of the site remain undeveloped and various areas of indigenous vegetation would be enhanced and protected.
LF-P9	Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on:	Highly Consistent	The proposal would restore and protect the indigenous vegetation, wetland, and proposed

	1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.		landscape amenity planting in perpetuity whilst providing for subdivisional development.
ECO – Ecosystems and Indigenous Biodiversity			
ECO-O1	The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	Highly Consistent	As above
ECO-P1	Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment;	Consistent	The Structure Plan is designed for the bulk of residential development on the lower levels of the site with low density residential concentrated at higher elevation. This will mitigate the visual impact of the development on the natural landscape and features. Expert evidence from an experienced ecologist confirms that the proposal would achieve a positive buffering and linking of ecosystems.

	7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.		
HAZ – Hazards and Risks			
HAZ-O1	The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	Highly Consistent	A positive aspect of the proposal is that the site is not located within a coastal hazard area. It is recognised that there is flood risks on a majority of land holdings on the Coromandel Peninsula. The applicant's engineers have assessed natural hazard risks and how they will be managed.
HAZ-P2	Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards;	Highly Consistent	A positive aspect of the proposal is that the site is not located within a coastal hazard area. It is recognised that there is flood risks on a majority of land holdings on the Coromandel Peninsula. The applicant's engineers have assessed natural hazard risks and how they will be managed to an acceptable or tolerable level.

	4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and 6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.		
HAZ-P4	Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	Highly Consistent	The expert assessment on soil contamination has been identified and can be managed. This is a positive aspect of the proposal and ensures historical land uses would be remedied.
NATC – Natural Character			
NATC-O1	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.	Highly Consistent	The protection, enhancement and management of the natural and physical resource will be achieved as a result of the future subdivision
NATC-P1	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: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects	Highly Consistent	The expert opinion of landscape and ecological confirms that high natural character and outstanding landscapes will not be adversely affected by the Structure Plan proposal. Reasonable portions of the site and existing indigenous vegetation backdrops will be maintained and enhanced.

	and avoid, remedy or mitigate other adverse effects on natural character; - 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; - promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and - 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.		
UFD – Urban Form and Development			
UFD-O1	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: - promoting positive indigenous biodiversity outcomes; - preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;	Highly Consistent	The expert opinion of landscape and ecological confirms that high natural character and outstanding landscapes will not be adversely affected by the Structure Plan proposal. Reasonable portions of the site and existing indigenous vegetation backdrops will be maintained and enhanced. As previously mentioned public infrastructure (water and wastewater) can be made available to the subject site and capacity is available to accommodate the structure plan proposal.

	3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; 9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; 11. providing for a range of commercial development to support the social and economic wellbeing of the region; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:		In terms of the ability for settlement growth to be undertaken for Whitianga, the options are limited due to topographical constraints and difficulties dealing with flooding and stormwater on low level land. The Structure Plan proposal is a comprehensive assessment of the entire site that identifies areas of constraints, areas that need protecting, and leads to a well-functioning urban environment.
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	a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; b. improve housing choice, quality, and affordability; c. enable a variety of homes that enable Māori to express their cultural traditions and norms; d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term; e. improves connectivity within urban areas, particularly by active transport and public transport; f. take into account the values and aspirations of hapū and iwi for urban development.		
UFD-P1	Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: 1. has regard to the principles in APP11; 2. recognises and addresses potential cumulative effects of subdivision, use and development; 3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and	Highly Consistent	Transportation is available via the existing roading network and a short 5 minute drive to the town centre is a positive aspect of the proposal.

	4. has regard to the existing built environment.		
UFD-P2	Management of the built environment ensures: 1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: a. optimise the efficient and affordable provision of both the development and the infrastructure; b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; c. protect investment in existing infrastructure; and d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; 2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is	Highly Consistent	A positive aspect of the proposal is that capacity is available for water and wastewater. Coupled with other residentially zoned properties associated with the Whitianga Settlement, the proposal would potentially accommodate land use development over the next 30 years. The land use pattern is consistent with the growth of Whitianga and as confirmed via expert traffic evidence, the existing transportation networks can accommodate the additional traffic movements.

	anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; 3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and 4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and 5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.		
UFD-P5	Management of development of the built environment appropriately recognises: 1. The potential for impacts of subdivision, use and development on access to mineral resources; 2. The need for mineral resources to be available for infrastructure and building developments; 3. The potential benefits of further development of the region's minerals and providing for the continued operation of existing lawfully established mineral extraction activities; 4. The need to manage the adverse effects of extraction, which may include avoiding mineral extraction, or certain types of mineral extraction, in some areas;	Highly Consistent	The subject site does not have any known mineral resources, there are no mineral extraction activities on the property, and there will be no impact on mineral resources as a result of subdivision development.

	5. The potential for land use development that is inconsistent with nearby mineral extraction activities; and 6. That some mineral resources are considered taonga or traditional resources by tangata whenua.		
UFD-P18	Tier 3 local authority areas outside the Future Proof Strategy New urban development in tier 3 local authority areas shall be managed in away that: 1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans; 2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development; 3. focuses new urban development in and around existing settlements; 4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being	Highly Consistent	I am not aware of an urban growth strategy for Whitianga settlement via a District Plan process. The proposal would contribute development capacity and demand for housing for the medium term. The adjoining Site Development Plan is an example of housing requirements that have occurred during the short term (i.e. considerable housing growth undertaken over the last 5 years). The proposal focuses new urban development adjacent to the existing settlement of Whitianga. The proposal can be supported by existing infrastructure, and the development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area. The proposal will provide sufficient development capacity to meet expected demand for housing and for business land over the short and medium term.

	located in the rural environment outside of identified urban growth areas; 5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development; 6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area; 7. has particular regard to the principles in APP11; 8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41, and planning in the coastal environment as set out in CE-M1; 9. in relation to urban environments: a. concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use; b. provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over		
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	time, and such change is not, in and of itself, an adverse effect; c. enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for: i. households on low to moderate incomes; and ii. Māori to express cultural traditions and norms; d. enables a variety of site sizes and locations in urban environments suitable for different business sectors; e. supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.		
UFD-M	Methods		
UFD-M1	Local authorities shall have regard to the principles in APP11 when preparing, reviewing or changing regional plans, district plans and development planning mechanisms such as structure plans, town plans and growth strategies.	Highly Consistent	The Structure Plan will result in a planned and co-ordinated subdivision, use and development of the land. The proposal is generally consistent with APP11 – General development principles.
UFD-M2	Local authorities should have particular regard to the potential for reverse sensitivity when assessing resource consent applications, preparing, reviewing or changing district or regional plans and development planning mechanisms such as structure plans and growth strategies. In particular, consideration should be given to discouraging new sensitive activities, locating near existing and planned	Highly Consistent	The subject site is closely linked to existing residential activity and would not be affected by existing activities undertaken within the local area.

	land uses or activities that could be subject to effects including the discharge of substances, odour, smoke, noise, light spill, or dust which could affect the health of people and / or lower the amenity values of the surrounding area.		
UFD-M3	Local authorities should advocate for the principles in APP11 with respect to development (including infrastructure development) proposals, private plan change proposals and the development of industry guidelines and manuals	Highly Consistent	The proposal supports existing urban areas; does not compromise existing and planned infrastructure; promotes a compact urban form and design; incorporates walking and cycling connections; and connects well to existing development and infrastructure.
UFD-M8	District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development, the following: 1. the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements; 2. the location, type, scale, funding and staging of infrastructure required to service the area; 3. multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport	Highly Consistent	Based on various expert evidence, the proposal addresses a majority of the matters within UFD-M8. The Structure Plan proposal is an appropriate design and scale of development for the subject site and achieves excellent connectivity.

	and other regionally significant infrastructure will be protected and enhanced; 4. how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils and significant view catchments) will be managed; 5. potential natural hazards and how the related risks will be managed; 6. potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed; 7. how stormwater will be managed having regard to a total catchment management approach and low impact design methods; 8. any significant mineral resources (as identified through UFD-M29) in the area and any provisions (such as development staging) to allow their extraction where appropriate; 9. how the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for; 10. anticipated water requirements necessary to support development and ensure the availability of volumes		
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	required, which may include identifying the available sources of water for water supply; 11. how the design will achieve the efficient use of water; 12. how any locations identified as likely renewable energy generation sites will be managed; 13. the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another; and 14. the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor. 15. <u>how the proposal recognises and provides for any council-approved growth strategy or equivalent council-approved strategies and plans, and any development planning mechanisms such as structure plans and town plans.</u>		
UFD-M11	Regional and district plans shall include provisions that provide for a long-term strategic approach to the integration of land use and infrastructure and that give	Highly Consistent	An Integrated Transport Assessment confirms that the transportation network can accommodate the associated traffic movements of the proposal.

	effect to UFD-P2, including by ensuring as appropriate that: 1. roading patterns and design support the use of public transport; 2. walking and cycling facilities are integrated with developments; 3. the different transport modes are well connected; 4. industry is located where there is good access to strategic transport networks and road, rail or freight hubs; 5. development maintains and enhances the safe, efficient and effective use of existing infrastructure and can be integrated with future infrastructure needs where these can be determined; 6. development does not add to existing road safety risks and where possible should reduce such risks; 7. development does not unnecessarily prevent likely future network infrastructure improvements and upgrades; 8. development patterns support the use of rail or sea for freight movement; 9. provisions support the travel demand management components of the Regional Land Transport Plan; and		Various walking opportunities would be created in the design of the development. Infrastructure is available that can service the proposal.
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	10. development recognises the transport hierarchy and manages effects on the function of transport infrastructure.		
UFD-M12	Territorial authorities should, in association with Waikato Regional Council, the NZ Transport Agency and other infrastructure providers, ensure infrastructure planning and land use planning initiatives are aligned, and should co-ordinate the provision of appropriate infrastructure and services for new development prior to development occurring.	Highly Consistent	Consultation has been undertaken with NZTA and the local authority to ensure access from the State Highway is appropriate and to ensure infrastructure is available to the site.
UFD-M13	District plans shall ensure that in areas not subject to a growth strategy, urban development is predominantly directed to existing urban areas and is contiguous with, and well connected to them.	Highly Consistent	The proposed Structure Plan area is located directly adjacent to existing residential development.