Objective/Policy Reference	Text	Analysis
KT O1	The principles of the Treaty of Waitangi (Te Tiriti o Waitangi) are recognised and taken into account in the management of water, land and geothermal resources.	The applicant has engaged with tangata whenua, both in terms of the wider project and specifically in relation to this consent application. The development and discharge will result in an improvement in the physical characteristics of the stormwater discharged from the site, particularly in respect of key contaminants *E. coli*, nutrients and sediment. There is a predicted increase in the metals associated with urban development, but these are managed via a treatment train approach such that increases are negligible. A full review of relevant iwi and hapū resource management plans has been undertaken, as detailed in Section 7.4.1. Through the implementation of the SMP and LID, a holistic approach is taken to stormwater management across the development area. Blue-green corridors will be implemented to enhance ecological and landscape values across the development area and down to the Wairoa River. This assessment concludes that this approach and the reduction of key contaminants, results in small but positive effects on the Wairoa River and in in this regard is supportive of outcomes sought to be achieved by the relevant Iwi and Hapū Management Plans. A condition is proposed to develop and implement a cultural health indicator monitoring regime, in conjunction with iwi and hapū, to help ensure the on-going discharge and potential impacts are appropriately monitored and managed.
KT O3	Consultation with tangata whenua that recognises their societal structures, practices, protocols, and procedures, and status under the Act.	
KT O4	The water, land and geothermal concerns of tangata whenua are taken into account and addressed as part of resource management processes, while recognising that different iwi and hapū may have different concerns or practices	
KT O5	Water, land and geothermal resource management decisions have regard to iwi resource management planning documents.	
KT O6	Maintain the biological and physical aspects of the mauri of water, land and geothermal resources; and where practicable achieve the ongoing improvement of the biological and physical aspects of the mauri where it has been degraded, as it relates to: (a) Water quality meeting the specified water quality classifications. (b) Water flows not breaching the instream minimum flow requirements. (c) The life-supporting capacity of soils are sustained. (d) Protection of geothermal surface features identified by, and of special value to tangata whenua.	
KT O7	The extent of the spiritual, cultural and historical values of water, land and geothermal resources (including waahi tapu, taonga and sites of traditional activities) to tangata whenua are identified.	

KT P1	To recognise that tangata whenua, as indigenous peoples, have rights protected by the Treaty of Waitangi (Te Tiriti o Waitangi) and that consequently the Act accords Maori a status distinct from that of interest groups and members of the public.	
KT P2	To take into account the principles of the Treaty of Waitangi in the management of land, water and geothermal resources.	
KT P3	To encourage tangata whenua to identify their particular requirements to address sections 6(e), 7(a) and 8 of the Act, in relation to their ancestral lands (rohe), sites or resources, and mauri.	
KT P8	To recognise that kaitiakitanga involves both: (a) The use and development of land, water and geothermal resources by tangata whenua, and (b) The protection of taonga, waahi tapu, significant sites, traditional use sites, and other natural and physical resources of importance to tangata whenua.	
KT P9	To have particular regard to kaitiakitanga, including customary use and management practices relating to water, land and geothermal resources, including mahinga kai whenua and mahinga kai awa, waahi tapu and taonga raranga, in accordance with tikanga Maori, and the mana and responsibilities of Nga Tangata Pukenga, where this is consistent with the Act.	
KT P10	To identify the extent of cultural values associated with rivers, streams, lakes, wetlands, geothermal resources and land, where this is considered appropriate by tangata whenua.	
KT P11	To recognise and provide for the mauri of water, land and geothermal resources when assessing resource consent applications.	
KT P14	To consult tangata whenua on water, land and geothermal resource management issues according to the requirements of the Act,	

	tikanga Maori methods of consultation, and in a manner consistent with case law.	
KT P15	To consult all appropriate tangata whenua holding mana whenua in circumstances where rohe (tribal boundaries), or areas of ancestral or historic interest overlap.	
KT P16	To recognise that different iwi and hapū may have different water, land and geothermal resource management concerns, practices and management methods.	
KT P17	To: (a) Take into account iwi resource management planning documents, when preparing or changing a regional plan, where such documents exist. (b) Have regard to iwi resource management planning documents when considering resource consent applications, where such documents exist.	
KT P18	To avoid, remedy or mitigate adverse effects on water, land and geothermal resources or sites of spiritual, cultural or historical significance to tangata whenua, where these resources and sites have been identified by tangata whenua.	
KT P19	To encourage tangata whenua to recommend appropriate measures to avoid, remedy or mitigate the adverse environmental effects of the use and development of water, land and geothermal resources	
IM O1	Integrated management of land and water resources.	The comprehensive stormwater consent and the documents that support it, including the DPS and the SMP, provide an integrated approach to stormwater management over the wider Tauriko West urban catchment. This integrates the ultimate future land use and mitigation measures with the natural environment, recognising the interrelationship between land use and the character of stormwater runoff.
IM O2	Stewardship of natural resources which: (a) Sustains the life-supporting capacity of soil, water and ecosystems. (b) Maintains, and where appropriate, protects cultural, ecological, amenity, natural character and landscape values	

	through management practices that avoid, remedy or mitigate adverse effects.	The comprehensive stormwater proposal seeks to minimise stormwater runoff rates and contaminant loads through the adoption of low impact design principles across the urban development area, managing impervious area and concentrating in key areas and applying extended detention to discharges to internal watercourses. The focus of the water quality assessment has been on the NPS FM National Objectives framework and this indicates that attribute state across key contaminants is maintained or improved. Only copper and zinc show a decrease is attribute state in one sub-catchment – noting that these parameters are not currently attributes under the NPF-FM and this decrease in state only relates to 95%ile values (values that occur less than 5% of the time) – median attribute states are maintained at their current level. Water quality in the Wairoa River has been assessed and it is modelled that, overall, the discharged to the Wairoa River/Catchment will be improved- particularly key contaminants *E. coli*, nutrients and sediment. In the context of the wider catchment, this area represents a very small contributor to the Wairoa Catchment and hence improvements in water quality in the Wairoa River are unlikely to be measurable – but is a step towards overall improvement. In terms of benefits, the stormwater discharge is essential to enable urban development and the residential growth necessary to assist in Tauranga meetings its current and future demand – and the social, community, economic and other benefits that accrue form this development.
IM O3	The water quality in rivers and streams is maintained or improved to meet the Water Quality Classifications set in the Water Quality Classification Map, and the following environmental outcomes: (a) Natural State (Lake) Water Quality Classification - the natural quality of the water shall not change. (b) Natural State (River) Water Quality Classification - the natural quality of the water shall not change. (c) Managed State (Lake) Water Quality Classification - the water quality in the lake shall not deteriorate. (d) Aquatic Ecosystem (Bay of Plenty) Water Quality Classification - water quality shall be sufficient to support diverse and healthy aquatic ecosystems. (e) Contact Recreation Water Quality Classification - water quality shall be sufficient to allow contact recreational uses. (f) Water Supply Water Quality Classification - water quality shall be sufficient to allow for municipal water supply purposes, while recognising water treatment may still be required. (g) Drains with Ecological Values Water Quality Classification - water quality shall be sufficient to support aquatic ecosystems, while recognising that aquatic ecosystems in such areas are limited. (h) Regional Baseline Water Quality Classification - water quality shall not deteriorate.	
IM O4	The water quality of lakes and bathing sites on rivers and streams listed in Schedule 10 is maintained at a level suitable for swimming.	
IM O7	Recognition of the beneficial effects of the use and development of water, land and geothermal resources on the social, cultural and economic wellbeing of people and communities.	

IM P1	To manage land and water resources in the Bay of Plenty within an integrated catchment management framework to: (a) Maintain or enhance water quality in individual lakes to meet their Trophic Level Index ('TLI') and Water Quality Classification. (b) Require the management of nitrogen or phosphorus in individual Rotorua Lake catchments. (c) Reduce cyanobacterial algal blooms on the Rotorua Lakes by managing nutrient inputs in the lake catchment. (d) Maintain or improve water quality in streams and rivers to meet their Water Quality Classification. (e) Have full regard to the water quality classifications for coastal waters (including harbours and estuaries), and policies relevant to the coastal environment in the Bay of Plenty Regional Coastal Environment Plan. (f) Recognise and provide for heritage values in resource management decisions. (g) Maintain existing high-quality groundwater, where the following have been identified: (i) Potable water, including aquifers used for municipal water supply. (ii) Natural water quality that has not been adversely affected by land use or point source discharges. (iii) Recharge areas of aquifers related to areas specified in (i) and (ii). and (iv) In the groundwater catchments of the Rotorua lakes, Ohiwa and Tauranga harbours. (h) Avoid, remedy or mitigate adverse effects on groundwater quality in other areas not otherwise addressed by (g). (i) Ensure the levels of bacteria in those rivers and streams that have been identified as important swimming sites and in lakes	

	in Schedule 10 meet the Ministry of Health/Ministry for the Environment Recreational Water Quality Guidelines (1999) as a minimum. (j) Understand the effects of changing land cover and land use practices on water flows and levels in rivers, streams, lakes. (k) Promote and encourage the adoption of sustainable land management practices that are appropriate to the environmental characteristics and limitations of the site to: (i) Protect the soil and avoid, remedy or mitigate the adverse effects of erosion. (ii) Maintain the health of the region's soil resources for future generations. (iii) Achieve the appropriate management of riparian areas, including the retirement and planting of riparian areas of streams, rivers, lakes, wetlands and estuaries. (iv) Avoid, remedy or mitigate adverse effects on water quality in the receiving environment. (v) Take into account the assimilative capacity of the soil. (vi) Recognise and provide for heritage values of the site. (vii) Maintain or improve the protective function of coastal sand dunes. (viii) Control sediment entering estuaries and harbours from use and development activities. Manage land and water resources according to realistic management goals that are appropriate to the existing environmental quality and heritage values (including ecosystem values) of the location	

IM P2	To recognise and provide for people and organisations who have adopted proven good environmental management practices.	The SMP and the LID approach that is proposed is consistent with best practice stormwater management.
DW O8	Integrated and comprehensive management of stormwater within a catchment or sub-catchment framework, where practicable.	This is addressed in the relation to Integrated Management above. The DPS, SMP and CSC have all been prepared to provide a comprehensive and integrated approach across the development. above.
DW O9	Improvement, where necessary, to the quality of stormwater discharged to the environment.	As indicated above, the discharge will reduce *E. coli*, nutrient and sediment loads to the Wairoa River. While some increase in zinc will occur, this is inevitable
DW O10	Erosion and scour caused or exacerbated by stormwater discharges is avoided, remedied or mitigated.	This is addressed in Section 6.5.1 of the application and is managed through an LID approach, the use of extended detention, appropriate engineering design of structures, and ongoing management by TCC as the consent holder and ultimate asset manager. Accordingly, while the risk of erosion and scour is always present in stormwater discharges, able to be appropriately managed through a combination of mitigation and on-going management.
DW O11	The volume of stormwater from urban areas and other sources that utilise stormwater systems that discharge to streams, rivers and lakes is minimised	The proposed development of Tauriko West will increase impervious area in the catchment and hence stormwater runoff – this is a consequence of urban development. Measures have been proposed to minimise the generation of stormwater – including impervious area controls and promoting water reuse and impermeable paving etc. However the primary focus is on mitigating effects through green/blue stormwater systems and extended detention.
DW O12	Streams and rivers are not used as treatment systems for contaminated stormwater.	All discharges to streams, rivers and wetlands are either subject to LID and hence contaminant generation is low, or treatment (for example the Spine Road and carparks etc). As indicated by the water quality assessments, this results in low concentrations of discharged contaminants.
DW O13	Stormwater is discharged to land, where appropriate.	The SMP advises (Section 4.2) that ground and soil conditions preclude the disposal of stormwater via soakage. However, the

		DPS and SMP seek to minimise piped networks where possible and a preference for bioretention devices such as wetlands, swales, raingardens.
DW O14	No net increase of nitrogen or phosphorus to lake catchments as a result of stormwater discharges, especially from new urban development.	Nitrogen and phosphorus loads are predicted to decrease significantly as a result of the proposal.
DW O15	Stormwater discharges avoid, remedy or mitigate adverse effects on the ecological, natural character, landscape, recreational, and Maori cultural values of streams, rivers and lakes.	As indicated above, a comprehensive approach is proposed to manage and mitigate effects.
TH O1	Achieve the sustainable management of riparian margins (excluding artificial watercourses, and ephemeral flowpaths), which may include retirement, in the following priority catchment: (a) Tauranga Harbour (i) Harbour margins – 100% by 2010. (j) (ii) Rivers and streams in the Tauranga Harbour catchment – 80% by 2020.	While not directly a consequence of the stormwater discharge, the overall development approach and management of stormwater anticipates riparian management planting along the urban waterways (SMP Section 5.4.6)
DW P14	To encourage city and district councils and roading authorities to plan, design, construct and maintain urban stormwater management systems within an integrated and comprehensive framework that: (a) Avoids or mitigates adverse effects on rivers, streams, wetlands and aquatic ecosystems. (b) Considers the total stormwater catchment, or sub-catchment as appropriate, including the interaction between different land uses in the catchment, and the effects of the discharge flow rate and volume on the existing hydrological system. (c) Retains or establishes appropriate vegetation adjacent to natural water bodies, riparian margins and wetlands wherever practicable.	This has been addressed above.

	(d) Avoids the use of natural waterways as treatment systems for contaminated stormwater. (e) Where necessary, improves the quality of stormwater discharged to the environment. (f) Minimises the quantity of urban stormwater discharged to streams, rivers and lakes. (g) Avoids, and where practicable and achievable remedies, the adverse effects on aquatic habitats from the piping of small streams and modified watercourses.	
DW P15	To require the appropriate management of stormwater quality, including: (a) The use of source controls to avoid the contamination of stormwater. (b) The use of best practicable options. (c) Treatment of stormwater to prevent the contamination of receiving environments.	The stormwater management approach and toolbox is consistent with best practice. It implements a LID approach and a toolbox of measures to manage and mitigate potential adverse effects as detailed in the SMP.
DW P18	To require stormwater discharge rates and volumes, and stormwater discharge outlet structures, to be designed and managed to avoid or mitigate erosion and scour.	This is addressed above in relation to the measures to mitigate and manage. This application does not seek consent for the outfall structures, these will be sought by the developers.
DW P19	To encourage the minimisation of the volume of stormwater runoff discharged to the environment from urban areas.	This is addressed above, discharge volumes have been minimised to some extent, and otherwise managed and mitigated through a range of measures including extended detention, minimising piped networks and the use of bioretention systems.
DW P20	To encourage the use of appropriate measures to reduce the level of contaminants in rural stormwater, to avoid, remedy or mitigate adverse effects on water quality.	The change in land use results in a substantial decrease in the load of contaminants typically carried in rural runoff.
DW P21	Where appropriate to the environmental limitations of the site, encourage the discharge of stormwater to land.	This has been addressed above.

WL P13	The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: (a) the loss of extent or values arises from any of the following: (i) the customary harvest of food or resources undertaken in accordance with tikanga Māori (ii) wetland maintenance, restoration, or biosecurity (as defined in the National Policy Statement for Freshwater Management) (iii) scientific research (iv) the sustainable harvest of sphagnum moss (v) the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) (vi) the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) (vii) natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or (b) the Regional Council is satisfied that: (i) the activity is necessary for the purpose of the construction or upgrade of specified infrastructure; and (ii) the specified infrastructure will provide significant national or regional benefits; and (iii) there is a functional need for the specified infrastructure in that location; and (iv) the effects of the activity are managed through applying the effects management hierarchy; or (c) the Regional Council is satisfied that: (i) the activity is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in the National Policy Statement on Urban Development); and (ii) the urban development will provide significant national, regional or district benefits; and	This application falls within subclause (c). This is addressed as follows: *The activity is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in the National Policy Statement on Urban Development)* The stormwater discharge is required for urban development and helps contribute towards a well -functioning urban development through the LID design, including incorporating the stormwater into blue-green corridors integrating stormwater design and discharge with community facilities/natural and open spaces such as walkways. Additionally, the development itself will provide housing that meets the needs of different households, the development enables Māori to express their cultural traditions through the integration of historically important areas into open spaces and providing access to and along the Wairoa River. The development also contributes to all of the other factors that contribute to well-functioning urban environments, as detailed in the consent application and Plan Change Variation. *The urban development will provide significant national, regional or district benefits.* As detailed in the s32 Report for Variation to Plan change 33, this development provides the opportunity to increase housing capacity for the district. Demand for housing in the Region has continued to outstrip supply. This development provides greater levels of certainty to the residential market for supply of land in the area. *For 5 years from 8 December 2022, the activity is necessary for the purpose of urban development in areas specifically identified as planned urban growth areas in the SmartGrowth Urban Form and Transport Initiative Connected Centres Programme (see clause 1.8).* In recent years a significant amount of work has been undertaken to identify Growth Areas in the Bay of Plenty. This has resulted in the development of TCC's SmartGrowth Future Development Strategy (SmartGrowth Strategy). The SmartGrowth Strategy

	(iii) either: • the activity occurs on land identified for urban development in operative provisions of a regional or district plan; and • the activity does not occur on land that is zoned in a district plan as general rural, rural production, or rural lifestyle; or • for 5 years from 8 December 2022, the activity is necessary for the purpose of urban development in areas specifically identified as planned urban growth areas in the SmartGrowth Urban Form and Transport Initiative Connected Centres Programme (see clause 1.8); and (iv) there is either no practicable alternative location for the activity within the area of the development, or every other practicable location in the area of the development would have equal or greater adverse effects on a natural inland wetland; and (v) the effects of the activity will be managed through applying the effects management hierarchy; or (d) the Regional Council is satisfied that: (i) the activity is necessary for the purpose of quarrying activities; and (ii) the extraction of the aggregate will provide significant national or regional benefits; and (iii) there is a functional need for the activity to be done in that location; and (iv) the effects of the activity will be managed through applying the effects management hierarchy; or (e) the Regional Council is satisfied that: (i) the activity is necessary for the purpose of: 1. the extraction of minerals (other than coal) and ancillary activities; or 2. the extraction of coal and ancillary activities as part of the operation or extension of an existing coal mine; and (ii) the extraction of the mineral will provide significant national or regional benefits; and	incorporates the Future Development Strategy (FDS), which is designed to meet the requirements of the NPS-UD. Tauriko West is part of Council's response to meeting its obligations under the NPS-UD, alongside other greenfield and intensification plan changes and other initiatives. It is identified as a Priority Development Area for residential development under the SmartGrowth Strategy and is included in Appendix C: Indicative growth area timing and business land provision of the Bay of Plenty Regional Policy Statement (RPS), with an indicative timing of development in the RPS of '2019'. Timing of the development of Tauriko West has been delayed in part due to the gazetting of the National Policy Statement for Freshwater Management 2020 (NPS-FM) and the National Environmental Standards for Freshwater (NES-F), both of which required amendment to provide a consenting pathway for urban growth areas and which now contain specific provisions relating to urban development in the Bay of Plenty. *There is either no practicable alternative location for the activity within the area of the development, or every other practicable location in the area of the development would have equal or greater adverse effects on a natural inland wetland; and* *The effects of the activity will be managed through applying the effects management hierarchy.* The developments will be undertaken by each of the developers, who will decide where each of their developments occur. Whether these occur within wetlands or not will be determined by them and through their earthworks applications required under the Bay of Plenty Natural Resources Plan. The overarching SMP, seeks to implement LID which in turn seeks to minimise changes to the natural environment. A focus of the SMP has been to avoid the more significant wetlands and retain key wetland areas. Whether there is another practicable location for each specific development will need to be determined during the resource consent application for the earthworks applications which will also need to consider the requirements of the NES-F and NPS-FM.

	(iii) there is a functional need for the activity to be done in that location; and (iv) the effects of the activity will be managed through applying the effects management hierarchy; or (f) the Regional Council is satisfied that: (i) the activity is necessary for the purpose of constructing or operating a new or existing landfill or cleanfill area; and (ii) the landfill or cleanfill area: 1. will provide significant national or regional benefits; or 2. is required to support urban development as referred to in paragraph (c); or 3. is required to support the extraction of aggregates as referred to in paragraph (d); or 4. is required to support the extraction of minerals as referred to in paragraph (e); and (iii) there is either no practicable alternative location in the region, or every other practicable alternative location in the region would have equal or greater adverse effects on a natural inland wetland; and (iv) the effects of the activity will be managed through applying the effects management hierarchy. For the purposes of this policy, effects management hierarchy, loss of value, natural inland wetland, specified infrastructure and restoration have the same meaning as defined in the National Policy Statement for Freshwater Management 2020.	