

Appendix 11(b) Tauriko West Stormwater Design Philosophy Statement

1. Context

This Stormwater Design Philosophy Statement (**DPS**) is a supporting document setting out Tauranga City Council's (**Council**) requirements for stormwater management to assist with preparation of the Tauriko West Structure Plan, associated resource consents (including stormwater, earthworks, subdivision consents and design), designations, and re-zoning for residential development and other activities by way of a plan change to Tauranga City Plan.

As a growth area, the vision is to create a thriving community for people to live, learn, work and play locally. The Stormwater DPS also plays a significant role in achieving the overarching development objective for Tauriko West, which is:

To deliver the Tauriko West Urban Growth Area, maximising developable land, while achieving appropriate community and environmental outcomes.

The Stormwater Design Philosophy is guided by:

- National Directions under the Resource Management Act, 1991 (**RMA**), in particular:
 - National Policy Statement for Urban Development (**NPS-UD**) (Gazetted 23 July 2020);
 - National Policy Statement for Freshwater Management and National Environmental Standard for Freshwater (**NPS-FM and NES-F**) (Gazetted 5 August 2020, and amended on 8 December 2022, the amendments taking effect on 5 January 2023).

The Plan Change is required to give effect to the NPS-FM. The NES-F may apply to activities associated with the development of the area.

- Council's City-wide Comprehensive Stormwater Consent (**CSC**);
- Council's Infrastructure Development Code (**IDC**);
- The Stormwater Management Guideline for the Bay of Plenty Region (2012) (**Stormwater Guidelines**).

2. Purpose

The purpose of the Stormwater DPS is to:

- Outline Council's expectations for stormwater management including the outcomes sought and, in respect of some aspects, specific design requirements.
- Assist developers and consultants involved in stormwater planning (including the development of a Stormwater Management Plan for the area) to meet Council's expectations for stormwater management outcomes.
- Support and inform developers earthworks, subdivision and engineering design philosophy for the development of Tauriko West.
- Support Council's stormwater consent (CSC) application for the area, which is expected to be lodged at the same time as the Tauriko West plan change for re-zoning to ensure consistency of outcomes between these two processes.

3. Stormwater Management Outcomes and Requirements

3.1 Infrastructure Development Code

The IDC provides technical and process information to ensure that landforms and infrastructure developed in Tauranga achieve appropriate outcomes, whilst considering co-stakeholders and the community's needs.

- All development and design should be undertaken in accordance with the IDC and the final agreed DPS.

3.2 Flood Risk and Development Levels

Development of the Tauriko West area has the potential to result in impacts on flood levels within the Wairoa River, primarily due to the loss of lower lying areas within the development area which act as natural detention and storage areas for the river during flood events. Flood risk, both within the site and off-site should be managed to minimise the risk to infrastructure, loss of life and property damage and meet the requirements of the Bay of Plenty Regional Policy Statement.

- A Flood Risk Assessment (FRA) is being undertaken to assess the severity of both pre- and post-development flood risks and determine any adverse impact on population, properties and infrastructure as a result of the proposed development scenario(s). The results of this assessment may require specific mitigation to be applied.
- All building platforms must be located at a height that meets or exceeds the requirements of the IDC; and
- Flood heights shall be calculated on the basis of the 100-year 2130 Wairoa River flood event combined with a 20 year tidal event. Climate change assumptions are to be based in line with MFE Coastal Hazards and Climate Change Report (BOPRC, 2019), which requires the consideration of the RCP 8.5H+ (1.59m SLR & 3.68° temperature projection) sea level rise scenario for greenfield developments.

3.3 Flood Management

Multi-purpose solutions are preferred to minimise whole of life costs. At/near source and natural infrastructure solutions are preferred over end of pipe stormwater management where practicable; this includes the utilisation of natural streams as part of the drainage network. It is expected that stormwater management elements will be incorporated in the landscape design of the development and multiple usage of green infrastructure is encouraged (e.g. land for overland flow paths could be utilised for walking and cycling connections).

- Overland flow paths need to be provided for and should be designed to cater for 100-year ARI flows, including provisions for climate change, taking a view out to over 100 years (i.e. 2130).
- Where a larger capacity pipe is to be used for the primary system, e.g. down the bank of an escarpment, the design for the overland flow paths shall assume 100% blockage of that part of the primary system.
- Minor overland flow paths can be located in the road with a maximum flood depths and velocities in line with IDC and Austroads ("Guide to Road Design Part 5a", Table 5.2).
- Larger flows are expected to be located within designated off-road overland flow paths, which are directed into the Wairoa River (via a stream or directly to the river). These off-

road overland flow paths can be located within the road corridor. They can also be located in the same place as cycle and footpath connections to the stream corridors.

- Off-carriageway overland flow paths located within the road reserve corridor are subject to the Austroads design standards and should ensure that cycle and footpaths are meeting depths and velocity standards.
- Cycle and footpaths located in designated drainage reserves with overland flow paths shall specifically be designed with Safety in Design (SiD) considerations; noting however, that the cycle and footpath function becomes secondary to the stormwater function during large rainfall storm events.
- Natural stream channels should be utilised for stormwater and flood flows as far as possible.

3.4 Impervious / Post-development runoff

It is anticipated that allowable impervious areas will be determined through the plan change. However, for the purposes of stormwater management design:

- The stormwater modelling carried out to date has assumed a 70% overall site imperviousness.
- Council (Waters Infrastructure) will support a maximum site imperviousness of 70% (as a permitted activity) through the proposed city-wide plan change. All runoff calculations and stormwater designs shall be based on this assumption; and
- Where site impervious is more than 70%, stormwater flows shall be mitigated to be equivalent to that from 70% impervious.

3.5 Low Impact Design (LID)

The aim of Low Impact Design (LID) is to minimise impacts, work with natural systems as much as possible, to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and our communities. A LID approach should be taken in the design of the development and associated stormwater management consistent with the Stormwater Management Guideline for the Bay of Plenty Region and Council's CSC. The following principles may be applied to the extent practicable:

- At source stormwater reduction/retention through methods such as:
 - Minimising the creation and extent of impervious surfaces to that required.
 - Utilising permeable paving for driveways and large parking areas.
 - Infiltration of day to day stormwater runoff into the ground, where possible and geotechnically feasible; and
 - Using unlined stormwater devices (e.g., swales, and rain gardens, etc), where appropriate, to allow infiltration.
- Minimising pipe networks, where feasible, through:
 - Pipe inlets only on one side of the road, if possible, for example on small local roads with reduced speed environments; and
 - Utilisation of overland flow paths (designed for flood conveyance) and stream corridors for discharge of primary flows, wherever possible.

- Treatment devices required as part of this design approach are to become features of the development and consideration should be given to locating these devices in the road corridor/reserves (i.e., public spaces); and
- Bioretention devices, for example vegetated swales, raingardens as appropriate, and (constructed) wetlands, should be used in preference to other stormwater management and treatment devices.

3.6 Water Quality Treatment

Water Quality treatment is required for runoff from areas that generate elevated levels of contaminants (e.g. roads, car parks, etc) prior to discharge to rivers, streams and other natural waterbodies (including a natural inland wetland).

- Hydraulic and other requirements in the IDC should be adopted in the design of treatment devices.
- All development should be clad in inert building materials, (for example no unpainted zinc roofs).
- At source treatment (preferably bioretention) should be applied to:
 - High traffic roads, being roads predicted to carry more than 5,000 vehicles per day.
 - Car parks with more than 25 car parking spaces.
- Overland flow swale systems should be designed to provide an additional level of water quality treatment, through the use of appropriate planting; and
- Where swales are being used as the primary treatment the contributing catchment should be limited to 4ha in line with the IDC (DS5.5.15.1a).

3.7 Extended Detention

Extended detention of stormwater flows is required where flows go to a watercourse to minimise effects on stream health and erosion in compliance with the BOPRC Stormwater Management Guideline for the Bay of Plenty Region (2012) as follows:

- No extended detention is required for flows discharged directly into the Wairoa River; and
- Extended detention is required for flows into the streams within the development.

3.8 Wetlands

The NPS-FM and NES-F seek to avoid the loss of extent of natural inland wetlands, protect their values and promote their restoration. However, exceptions are provided where the activity is necessary for the purpose of urban development that contributes to a well-functioning urban environment (as defined in NPS-UD) and certain gateway tests are met under Clause 3.22(1)(c) (i)-(vi) NPS-FM or, in the case of the Bay of Plenty, Clause 3.34.

The gateway tests include a requirement for the activity to occur on land identified for urban development in an operative district/regional plan, not be zoned rural, show there are no alternative practicable locations, and apply the effects management hierarchy. The gateway tests also require that the urban development will provide significant national, regional or district benefits.

There is an additional gateway test for urban development in the Bay of Plenty under Clause 3.34 NPS-FM - where (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 (**SmartGrowth UFTI**). In this situation, it is not necessary for the activity to occur on land identified for urban development in an operative district/regional plan/not be zoned rural. However, the other gateway tests, including the requirement to show there are no alternative practicable locations, and applying the effects management hierarchy still apply.

Tauriko West urban growth area is one of the specifically identified planned urban growth areas under SmartGrowth UFTI. Hence this exception applies, and applications can be made for vegetation removal and earthworks affecting wetlands prior to the residential rezoning of the growth area (currently zoned rural) becoming operative.

In accordance with Clause 3.34 NPS-FM, BoPRC has included new policy provisions in the Regional Natural Resources Plan (**RNRP**) to address this exception for planned growth areas under SmartGrowth UFTI, including Tauriko West – refer to new Policy WL P13 (c) RNRP.

The amended NES-F now provides a consenting pathway for vegetation clearance, earthworks, drainage, diversion and discharges within a natural inland wetland where the wetland or its hydrology/drainage may be affected. These urban development related activities in the proximity of a wetland may require resource consent under Regulation 45C NES-F as a Restricted Discretionary Activity (**RDA**). This will depend on the activity proposed (vegetation clearance, earthworks, taking/diversion/discharge of water), its location in relation to a natural inland wetland (either within a wetland or within a 10m or 100m setback depending on the type of activity), and the nature of any hydrological connection/effects on hydrology of the wetland.

Accordingly, any urban development activity that has the potential to affect an existing natural inland wetland on the site should be assessed against Policy WL P13 RNRP and the requirements of Regulation 45C of the NES-F as an RDA. Key matters of discretion include the practicality of alternative configurations or design and the application of the effects management hierarchy as defined in the NPS-FM.

New wetlands can be created, either for biodiversity and amenity enhancement, offsetting, and/or for constructed water quality treatment purposes. Where possible, wetlands constructed for water quality treatment purposes should be located so that they are not inundated by river flood events up to the 50-year flood level. Care will be required in order to design these (e.g. with liners) in order to keep them wet if they are not able to be continuously recharged through groundwater flows. Additionally:

- Where a constructed wetland for water quality purposes is required to be located below the 50-year flood level, it shall be assessed, in regard to its functionality in that specific location, including the potential for the following to occur:
 - filling up of wetland storage space through sediments from Wairoa River, which would shorten the timespan for maintenance and renewals; and
 - flushing out of sediments previously trapped in the wetland in locations with high flow velocities.
- Constructed wetlands for water quality treatment should be designed with a dedicated secondary flow path so higher flows will bypass the wetland.

- New created wetlands for biodiversity and amenity purposes with no primary water quality treatment purpose should be located in low lying areas, where a natural connection to groundwater and stream/river flooding is established.

Identified natural inland wetlands are not to be used for stormwater quality treatment but may be able to receive treated stormwater (including water that comes from areas where treatment is not required due to LID). However, discharges to (and within 100 metres of) a natural wetland are regulated by the NES-F, as described above. Accordingly, any proposal to discharge stormwater to, or in the vicinity of, a natural inland wetland should be assessed against Policy WL P13 RNRP and Regulation 45C of the NES-F, and any relevant consents obtained.

3.9 Streams

The NPS-FM and NES-F include stringent provisions to prevent the loss of river/stream/modified watercourse extent and values. Any proposal to divert a stream to enable more efficient development will need to demonstrate that the stream can be diverted, and re-established on a different alignment, so that there is no loss of extent and values. This means:

1. A stream includes its natural tributaries and associated values. In this regard, it is noted that some existing streams (and drainage channels) on the site, while modified, contain aquatic species of significance under the BOPRC RPS (Boffa Miskell (2018 – updated 2020) and further assessed in 2023 under the amended NPS-FM and NES-F).
2. Extent is¹: *The amount of space over which a thing extends; size, dimensions, amount.* Accordingly, for there to be no loss of extent a diverted stream should have at least the same overall length and area as the original natural stream and tributaries; and
3. Loss of values² are broadly defined to include ecosystem health/biodiversity, hydrological functioning, Māori freshwater values and amenity and values identified under the national objectives framework.

Accordingly, stream diversion and re-establishment to allow more efficient development may be approved under the NES-F, provided that there is no loss of stream extent and values. Any diversion should, therefore, result in a stream that is sized to maintain overall extent (length and area), and have the following design objectives to retain values:

- Retains an upstream and downstream connection to the original stream including all-natural stream connections to the Wairoa River.
- Maintains, at a minimum, or preferably enhances ecosystem values, including habitat and hydrological features (sinuosity, riffles, refuges, stability) that are appropriate for ecologically significant species where these are present in the diverted stream and associated tributaries/drainage channels.
- Retains/re-creates hydrology (e.g. permanent flowing water) to support existing aquatic species, by connections from springs and seeps from the escarpments and connection to the groundwater table/permanently flowing water.

¹ Shorter Oxford Dictionary

² See attached NPS-FM/NES-F definitions.

- Minimises risk of erosion.

Where it is necessary to raise land above flood levels, thereby mitigating flooding/risk of flooding and also achieving developable land, then artificial (man-made) drains can be filled and/or modified, removed or relocated. These are not considered as part of a stream's extent. However, any habitat for ecologically significant species should be incorporated into the design of the diverted stream.

Should there be a circumstance where a natural (including modified) watercourse is subject to reclamation to form permanent dry land (definition is provided in the National Planning Standards 2019 below) and the watercourse is not otherwise diverted, then Regulation 57 NES-F may apply. In this case it will be necessary to demonstrate that there is a functional need for the reclamation and that the effects mitigation hierarchy has been applied.

3.10 Ponds

- Landowners with existing ponds seek the retention of and enhancement of these as an amenity feature. These ponds can receive treated stormwater but are not to be utilised for water quality treatment; and
- TCC will not accept the vesting of any new treatment pond structures, unless pond is covered by a minimum of 70% (by area) of wetland planting, which ensures water quality within the pond is maintained.

3.11 Springs

A number of existing springs were identified at Tauriko West by Boffa Miskell (2018) and further assessed in 2023. These are likely to play an important role in maintaining stream flows (and hence ecology).

- Springs should be connected to natural streams or relocated modified watercourses-to retain, as far as possible, stream flows and maintain ecological values.

3.12 Offsetting

The NPS-FM and NES-F seek to protect natural inland wetlands, and the extent and values of streams. Hence modification/loss of a wetland/stream cannot, necessarily be offset with enhancement of another wetland/stream elsewhere, or compensated for, except in limited circumstances. These circumstances require there to be a 'functional need' for the modification/loss in relation to streams/modified watercourses, and the application of the effects management hierarchy³ for both the streams/wetlands impacted.

The determination of what constitutes a 'functional need' is still subject to debate and is untested in the context of urban development. However, it is anticipated that it will require a robust assessment of alternatives and their implications. Offsetting and compensation are provided for under the effects management hierarchy, and further guidelines are now included in the amended NPS-FM; refer to Appendix 6 – Principles for aquatic offsetting and Appendix 7: Principles for aquatic compensation.

This applies to wetlands and rivers/streams/modified watercourses, but not to artificial watercourses (such as farm drains).

³ See attached NPS-FM/NES-F definitions.

3.13 Maintenance of Assets

- All options for stormwater management/stream diversions/ecological restoration are required to be acceptable by the Tauranga City Council's Drainage Services Group in terms of operational and maintenance capacity, and in terms of hydrologic functionality (including ground water connectivity all year round); and
- Safe access for maintenance must be provided to all stormwater devices, including wetlands, vegetated swales, and any raingardens used for stormwater treatment.

4. Appendix A Definitions

The following terms are referred to in this document and defined below:

- *Extended Detention (ED)* – The detention of stormwater flows for the purpose of mitigating the 'flashiness' of frequent flows to prevent erosion, scouring and flushing out of macroinvertebrates during frequent storm events.
- *Flood Attenuation* – Retaining flood waters in a device or area and releasing the flow slowly to lower peak (flood) water levels.
- *Groundwater* – This is water that would generally flow under the natural (or modified) ground surface and, in relation to shallow groundwater, recharges stream base flows.
- *Low Impact Design (LID)* - An approach to land development and stormwater management that recognises the value of natural systems in order to mitigate environmental impacts and enhance local amenity and ecological values. Definition from: *NZS 4404 Land Development and Subdivision Infrastructure*. Also referred to as Water Sensitive Design (WSD).
- *Ponds* – These are features that impound water. They can be dry most of the time or have a permanent water level. If ponds are used for flood attenuation sufficient spare storage needs to be provided to mitigate peak flows. Often ponds have permanent dams associated with them.
- *Streams* - These can be natural or modified (as it the case for most streams on the subject site) and intermittent or permanently flowing. Streams on the site provide habitat that support a wide range of flora and fauna, including species that are of ecological significance under the BOP RPS.
- *Surface Water* – This is water that would generally flow across or above the natural (or modified) ground surface and includes water in rivers or streams.
- *Swales* – These permit the conveyance of stormwater for the purpose of overland and/or secondary flow systems as well as water quality treatment. Normally they would exist in a dry condition with only infrequent (ephemeral) flows.
- *Water Quality treatment* – The treatment of contaminated (or potentially contaminated) stormwater by means of specifically designed and developed engineering devices to permit the capture, detention and bio-treatment/removal of those contaminants.
- *Wetlands (natural)* – These are existing wetland features that are expected to be protected under the new NPS / NES-FM and hence retained and enhanced. They are considered a receiving environment. Natural wetlands would normally have a strong hydraulic connection to existing river, groundwater recharge or sites of rainfall accumulation.

- *Wetlands (constructed)* - These are wetlands that are specifically constructed to provide a range of benefits including hydrology, water quality treatment through extended detention, habitat and public amenity. Constructed wetlands have a forebay, which need to be cleaned regularly, and a main body, which need to be cleaned/renewed around every 20 – 25 years.

5. NPS-FM and NES-F definitions

effects management hierarchy, in relation to natural inland wetlands and rivers, means an approach to managing the adverse effects of an activity on the extent or values of a wetland or river (including cumulative effects and loss of potential value) that requires that:

- (a) adverse effects are avoided where practicable; and
- (b) where adverse effects cannot be avoided, they are minimised where practicable; and
- (c) where adverse effects cannot be minimised, they are remedied where practicable; and
- (d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, aquatic offsetting is provided where possible; and
- (e) if aquatic offsetting of more than minor residual adverse effects is not possible, aquatic compensation is provided; and
- (f) if aquatic compensation is not appropriate, the activity itself is avoided

For the purpose of the definition of effects management hierarchy:

aquatic compensation means a conservation outcome resulting from actions that are intended to compensate for any more than minor residual adverse effects on a wetland or river after all appropriate avoidance, minimisation, remediation, and aquatic offset measures have been sequentially applied.

aquatic offset means a measurable conservation outcome resulting from actions that are intended to:

- a) redress any more than minor residual adverse effects on a wetland or river after all appropriate avoidance, minimisation, and remediation, measures have been sequentially applied; and
- b) achieve no net loss, and preferably a net gain, in the extent and values of the wetland or river, where:
 - (i) **no net loss** means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type and location of the wetland or river; and
 - (ii) **net gain** means that the measurable positive effects of actions exceed the point of no net loss.

functional need means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.

loss of value, in relation to a natural inland wetland or river, means the wetland or river is less able to provide for the following existing or potential values:

- (a) any value identified for it under the NOF process; or
- (b) any of the following, whether or not they are identified under the NOF process:

- (i) ecosystem health.
- (ii) indigenous biodiversity.
- (iii) hydrological functioning.
- (iv) Māori freshwater values.
- (v) amenity.

natural inland wetland means a wetland (as defined in the Act) that is not:

- (a) in the coastal marine area; or
- (b) a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or
- (c) a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or
- (d) a geothermal wetland; or
- (e) a wetland that:
 - (i) is within an area of pasture used for grazing; and
 - (ii) has vegetation cover comprising more than 50% exotic pasture species (as identified in the *National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology* (see clause 1.8)); unless
 - (iii) the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply.

6. National Planning Standards Definitions

Reclamation: means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and:

- (a) includes the construction of any causeway; but
- (b) excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land.

7. NES-F Regulations – Urban Development

45C Restricted discretionary activities

- (1) Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a restricted discretionary activity if it is for the purpose of constructing urban development.
- (2) Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a restricted discretionary activity if it is for the purpose of constructing urban development.
- (3) Earthworks or land disturbance outside a 10 m, but within a 100 m, setback from a natural inland wetland is a restricted discretionary activity if it—
 - (a) is for the purpose of constructing urban development; and
 - (b) results in, or is likely to result in, the complete or partial drainage of all or part of the wetland.
- (4) The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a restricted discretionary activity if—
 - (a) the activity is for the purpose of constructing urban development; and
 - (b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and
 - (c) the taking, use, damming, or diversion will change, or is likely to change, the water level range or hydrological function of the wetland.
- (5) The discharge of water into water within, or within a 100 m setback from, a natural inland wetland is a restricted discretionary activity if—
 - (a) the discharge is for the purpose of constructing urban development; and
 - (b) there is a hydrological connection between the discharge and the wetland; and
 - (c) the discharge will enter the wetland; and
 - (d) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.
- (6) A resource consent for a restricted discretionary activity under this regulation must not be granted unless the consent authority has first—
 - (a) satisfied itself that the urban development—
 - (i) will contribute to a well-functioning urban environment; and
 - (ii) will provide significant national, regional, or district benefits; and
 - (b) satisfied itself that—
 - (i) there is no practicable alternative location for the activity within the area of the development; or
 - (ii) every other practicable alternative location in the area of the development would have equal or greater adverse effects on a natural inland wetland; and
 - (c) applied the effects management hierarchy.

- (7) A resource consent for a restricted discretionary activity under this regulation must not be granted if the activity—
- (a) occurs on land other than land that is identified for urban development in the operative provisions of a regional or district plan; or
 - (b) occurs on land that is zoned in a district plan as general rural, rural production, or rural lifestyle.
- (8) The limitation in subclause (7) on granting resource consent does not apply if—
- (a) the urban development is in the Bay of Plenty region; and
 - (b) the activity is necessary for the purpose of urban development in areas specifically identified as planned urban growth areas in the SmartGrowth Programme.
- (9) In this regulation, SmartGrowth Programme means the SmartGrowth Urban Form and Transport Initiative Connected Centres Programme incorporated by reference in clause 1.8 of the National Policy Statement for Freshwater Management.
- (10) This subclause and subclauses (8) and (9) are revoked on 8 December 2027.

Matters to which discretion restricted

- (11) The discretion of a consent authority is restricted to the matters set out in regulation 56 and the extent to which—
- (a) the urban development will be of significant national, regional, or district benefit; and
 - (b) the activity contributes to a well-functioning urban environment; and
 - (c) there is another practicable alternative location in the area of development for the activity, and the extent to which other practicable alternative locations within the area of development would have equal or greater adverse effects on a natural inland wetland; and
 - (d) an alternative configuration or design is practicable that would avoid, minimise, or remedy adverse effects on the natural inland wetland extent and values; and
 - (e) the effects of the activity will be managed through applying the effects management hierarchy.

8. Bay of Plenty Regional Council: Regional Natural Resources Plan

Policy WL P13 (Relevant excerpt for urban development only)

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...
...
- (b) the Regional Council is...
...
- (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
 - (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 ...

9. References

- Boffa Miskell (2018), “Tauriko west urban growth area - Assessment of ecological values”. Prepared for Tauranga City Council, 2 February 2018. Updated 2020.
- BOPRC (2012) Stormwater Management Guideline for the Bay of Plenty Region, available at: <https://cdn.boprc.govt.nz/media/520746/guidelines-2012-01-stormwater-management-guidelines-for-the-bay-of-plenty-region2.pdf>
- TCC Infrastructure Development Code (IDC), available at: <https://www.tauranga.govt.nz/our-future/strategic-planning/infrastructure-development-code/idc-pdf-version>