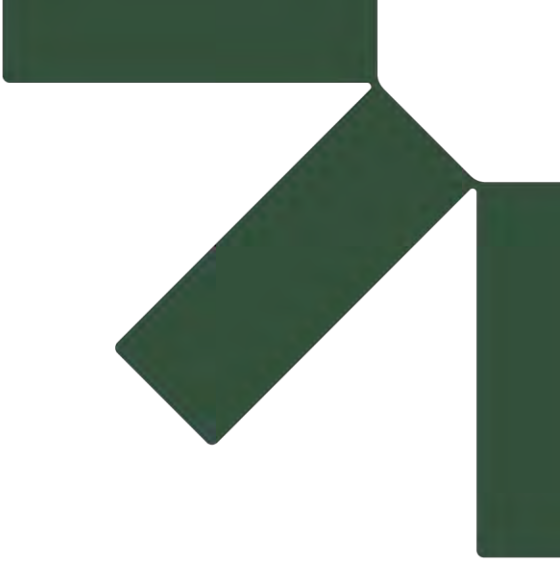




Appendix F: Objectives and Policies Assessment

Resource Consent Application

Tokanui Landfill Upgrades

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00002

21 November 2024

1.0 National Policy Statement for Freshwater Management

National Policy Statement for Freshwater Management	
Provision	Comments
Objective 2.1(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	This objective aims to ensure the natural and physical resources are managed in a way that prioritises the health and wellbeing of water bodies and freshwater ecosystems, health needs of people and the ability of people and communities to provide for their social, economic, and cultural wellbeing. The policies that give effect to this objective are assessed below. The proposed works will be consistent with these policies and therefore give effect to the objective of the NPS-FM.
Policy 1 Freshwater is managed in a way that gives effect to Te Mana o te Wai.	An assessment against the relevant Iwi Management Plans is provided in this application and is considered a useful guide to how this proposal is consistent with the NPS-FM. We consider the proposal is consistent with this policy on the basis of the assessment against the iwi management plan. A Cultural Impact Assessment is included in the application and identifies various cultural values associated with the site that have been factored in to the proposed works, including in relation to freshwater. The proposal is considered to be consistent with these policies.
Policy 2 Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.	

National Policy Statement for Freshwater Management	
Policy 3 Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments	The application includes assessments on hydrology and ecology in terms of how works around Wharekōrino Stream may affect the surrounding environment and wider catchment. Ultimately, the adverse effects will be less than minor and the proposed upgrade and repair works will have positive effects in terms of water quality. The proposal is considered to be consistent with this policy.
Policy 5 Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The proposal will ultimately improve environmental outcomes for Wharekōrino Stream as summarised in the following: The proposed capping upgrade will ensure reduced permeability and therefore reduced leaching from the landfills into surface water (Wharekōrino Stream) and groundwater. Refuse in the landfill is currently in direct contact with groundwater. The proposed toe bund will also ensure appropriate separation between the refuse and the stream. The replacement culvert will be shorter in length than existing culvert 3, meaning that a greater portion of Wharekōrino Stream will be daylighted, resulting in better environmental outcomes for freshwater ecosystems. The proposal is considered to be consistent with this policy.
Policy 6 There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	Wetland 1 is approximately 100m north of the proposed works area. The proposed works will not affect the ecological or hydrological functioning of this wetland, and will not reduce the extent of this wetland. The proposal is considered to be consistent with this policy.
Policy 7	The proposed landfill upgrade and repair works will not result in the loss, extent or values of Wharekōrino Stream and will not compromise the significant values of

National Policy Statement for Freshwater Management	
The loss of river extent and values is avoided to the extent practicable.	outstanding waterbodies, impact on indigenous freshwater species, or habitats for trout and salmon spawning.
Policy 9 The habitats of indigenous freshwater species are protected.	An Ecological Impact Assessment has been included with the application and includes management plans that will be in place for the duration of works to protect freshwater species in Wharekōrino Stream. The adverse effects on indigenous freshwater species will be less than minor and appropriately managed for the duration of works. Ultimately, the works will improve the overall water quality of Wharekōrino Stream which will in turn have positive effects of freshwater species. The proposal is considered to be consistent with these policies.
Policy 10 The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	
Policy 13 The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	Bi-annual surface and groundwater monitoring of Wharekōrino Stream has been undertaken as a requirement of the existing resource consent for the landfill area. It is proposed for monitoring to continue following upgrade and repair of the landfill. Ultimately, the improved capping and realignment of the stream will help to improve the overall water quality of Wharekōrino Stream and its ecosystems. The proposal is considered to be consistent with this policy.
Policy 14 Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	As above, bi-annual surface and groundwater monitoring of Wharekōrino Stream has been undertaken as a requirement of the existing resource consent for the landfill area. It is proposed for monitoring to continue following upgrade and repair of the landfill. The proposal is considered to be consistent with this policy.

2.0 National Policy Statement for Highly Productive Land

National Policy Statement for Highly Productive Land	
Provision	Comments
2.1 Objective Highly productive land is protected for use in land-based primary production, both now and for future generations.	Soils on site are classified as LUC 2 and 3, meaning the site meets the definition of Highly Productive Land under Clause 3.5(7) of the NPS-HPL. The repair and upgrade of the landfill, including removal of contaminated topsoil and importing cleanfill for the replacement cap and topsoil, will ultimately mean that the area is more suitable for productive land use following works. The proposal is consistent with this objective.
Policy 2 The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.	The proposed landfill upgrade and repair works will ultimately have positive effects for both the productive capacity of the land (due to importation of cleanfill topsoil), and water quality of Wharekōrino Stream. The proposal is consistent with this policy.
Policy 4 The use of highly productive land for land-based primary production is prioritised and supported.	Following the upgrade and repair works, the landfill area will likely be used for grazing, therefore supporting land-based primary production. The proposal is consistent with this policy.
Policy 8 Highly productive land is protected from inappropriate use and development.	As above, the productive capacity of the land will not be reduced by the proposed works. If anything, the productive capacity will be improved due to the replacement of contaminated topsoil with cleanfill. The proposal is consistent with this policy.

National Policy Statement for Highly Productive Land	
Policy 9 Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	The proposal does not include any activities which may result in reverse sensitivity effects. The proposal is therefore consistent with this policy.

3.0 National Policy Statement for Indigenous Biodiversity

National Policy Statement for Indigenous Biodiversity	
Provision	Comments
2.1 The objective of this National Policy Statement is: a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and b) to achieve this: i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and	This objective aims to ensure appropriate management and enhancement of indigenous biodiversity across the country. The policies that give effect to this objective are assessed below. The proposed works will be consistent with these policies and therefore give effect to the objective of the NPS-IB.

National Policy Statement for Indigenous Biodiversity	
iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future	
Policy 1 Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.	An assessment against the relevant Iwi Management Plans is provided in this application and is considered a useful guide to how the proposal is consistent with these policies of the NPS-IB. The proposal is consistent with these policies on the basis of the assessment against the Iwi management plan. A Cultural Impact Assessment is included in the application and identifies various cultural values associated with the site that have been factored into the proposed works, including in relation to indigenous biodiversity. The proposal is considered to be consistent with these policies.
Policy 2 Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: a) managing indigenous biodiversity on their land; and b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and c) actively participating in other decision-making about indigenous biodiversity.	

National Policy Statement for Indigenous Biodiversity	
Policy 3 A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	An Ecological Impact Assessment (EclA) is included in the application. There is little indigenous biodiversity currently present at the site and no clearance of native species is proposed. Adverse effects on indigenous biodiversity will be less than minor. The proposal is therefore consistent with this policy.
Policy 8 The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	An Ecological Impact Assessment (EclA) is included in the application. The area is not an SNA and currently comprises mainly exotic vegetation. Following realignment of the stream and installation of the new culvert, the riparian margins will be revegetated with native species, thus improving indigenous biodiversity at the site. The proposal is therefore consistent with this policy.
Policy 13 Restoration of indigenous biodiversity is promoted and provided for.	As above, the site currently contains predominantly exotic vegetation but following the repair and upgrade works, the riparian margins will be revegetated with native species, thus restoring indigenous biodiversity at the site. The proposal is therefore consistent with these policies.
Policy 14 Increased indigenous vegetation cover is promoted in both urban and non-urban environments.	
Policy 17 There is improved information and regular monitoring of indigenous biodiversity.	A planning plan will be implemented for revegetation of the riparian margins including native species. This will be provided to Council for their information records. The planting plan will include initial measures to ensure successful establishment of plant species. The proposal is therefore consistent with this policy.

4.0 Waikato Regional Policy Statement

Waikato Regional Policy Statement	
Provision	Comments
IM – Integrated management	
Objective IM-O1 Integrated management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	In assessing the proposal, a range of factors have been assessed, including the inter-relationships between Wharekōrino Stream, the nearby wetlands, and riparian areas. The needs and desires of tangata whenua for future use of the site have also been factored in. The proposal is considered to be consistent with this objective.
Objective IM-O6 – Ecosystem services The range of ecosystem services associated with natural resources are recognised and maintained or	An Ecological Impact Assessment is included with the application and management plans will be in place for the duration of works to manage any adverse effects on ecological values (particularly those ecological values associated with Wharekōrino

Waikato Regional Policy Statement	
enhanced to enable their ongoing contribution to regional wellbeing.	Stream). Ultimately, the proposal will have a positive effect on the receiving environment and therefore enhance ecosystem services in accordance with this policy.
Objective IM-O7 – Relationship of tangata whenua with the environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 2. the role of tangata whenua as kaitiaki.	Tangata whenua have been engaged with through project scoping and design. The recommendations of the Cultural Impact Assessment and feedback from the hui have been carefully considered as part of project design. The proposal is consistent with this objective.
Objective IM-O9 – Amenity The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.	Due to the non-compliant capping, refuse is currently visible in the landfill area. Upgrading of the cap will therefore improve visual amenity of the site. An increased area of Wharekōrino Stream will be daylighted and the riparian area established and revegetated, also improving amenity of the area. The proposal is consistent with this objective.
Policy IM-P3 – Tangata whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	Tangata whenua have been engaged with in preparation of the consent application. A Cultural Impact Assessment and Waahi Tapu Investigation is included with the application identifying potential areas of cultural value on site. The application will be limited notified to mana whenua to allow for further engagement and input on tangata whenua values associated with the site and appropriate management. The proposal is consistent with this policy.

Waikato Regional Policy Statement

Policy IM-P5 – Maintain and enhance areas of amenity value

Areas of amenity value are identified, and those values are maintained and enhanced. These may include:

1. areas within the coastal environment and along inland water bodies;
2. scenic, scientific, recreational or historic areas;
3. areas of spiritual or cultural significance;
4. other landscapes or seascapes or natural features; and
5. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.

Due to the non-compliant capping, refuse is currently visible in the landfill area. Upgrading of the cap will therefore improve visual amenity of the site. An increased area of Wharekōrino Stream will be daylighted and the riparian area established and revegetated, also improving amenity of the area.

The proposal is consistent with this policy.

LF – Land and Freshwater

LF-O1 – Mauri and values of fresh water bodies

Maintain or enhance the mauri and identified values of freshwater bodies including by:

1. maintaining or enhancing the overall quality of freshwater within the region;
2. safeguarding ecosystem processes and indigenous species habitats;

The water quality of Wharekōrino Stream will be improved by the proposal landfill upgrade and repair works, this will also result in ecological benefits for indigenous species within the stream. Ongoing monitoring of surface and groundwater will ensure that the ongoing discharge from the landfills is appropriately managed.

The proposal is consistent with this objective.

Waikato Regional Policy Statement

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;
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 and wetlands
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:

The proposal will result in positive effects for water quality, indigenous biodiversity (through increased indigenous planting), and reduce to the risk of flood inundation into the landfill. An increased portion of Wharekōrino Stream will be daylighted which will allow for greater riparian habitat to be established. Steps have been taken to actively engage within mana whenua throughout the process.

The proposal is consistent with this objective.

Waikato Regional Policy Statement

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.	
LF-O4 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.	Some topsoil in the landfill area is currently contaminated. This will be removed and cleanfill will be imported for the upgraded cap and topsoil, thus soil resources on site will improve and be better suited for productive use following completion of works. Any disturbed, non-contaminated soil will be retained and reused on site, thus ensuring that any existing high-class soils are retained.
LF-O5 – High class soils The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	The proposal is consistent with these objectives.
LF-P3 – All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: 1. reducing: a. sediment in fresh water bodies and coastal water (including bank	For the duration of works, erosion and sediment control measures will be in place to manage potential sediment runoff into the stream, including clean and dirty water diversions. The capping upgrade will reduce permeability of the landfills and thus amount of leachate discharge into the stream. A toe bund will be installed to separate the landfill area from the stream and establish a riparian area. The replacement culvert will be shorter than existing Culvert 3, therefore providing for better movement of freshwater species in the stream. Monitoring will continue to be done to manage the adverse effects of the ongoing discharge from the landfill area on surface and groundwater.

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- 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:

The proposal is therefore consistent with this policy.

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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.	
LF-P8 – Maintain or enhance the life supporting capacity of the soil resource Manage the soil resource to: 1. minimise sedimentation and erosion; 2. maintain or enhance biological, chemical and physical soil properties; and 3. retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	For the duration of works, erosion and sediment control measures will be in place to manage potential sediment runoff into the stream, including clean and dirty water diversions. Different levels of contaminated soils will be stockpiled separately. Some topsoil in the landfill area is currently contaminated. This will be removed and cleanfill will be imported for the upgraded cap and topsoil, thus soil resources on site will improve and be better suited for productive use following completion of works. The proposal is therefore consistent with this policy.
LF-P9 – Soil Contaminants 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: 1. human health;	The proposal will allow for the transfer of contaminated soil from the hospital site and remediation of the hospital site whilst enabling upgrades to the existing landfill. The landfill upgrades will involve relocation of some contaminated materials and soil within the landfill. Erosion and Sediment Control Measures will be in place for the duration of works to ensure any risk to human health during works, or to soil ecology or groundwater are minimised. The proposal is therefore consistent with this policy.

Waikato Regional Policy Statement	
2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.	
LF-P11 – High class soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	Some topsoil in the landfill area is currently contaminated. This will be removed and cleanfill will be imported for the upgraded cap and topsoil, thus soil resources on site will improve and be better suited for productive use following completion of works. Any disturbed, non-contaminated soil will be retained and reused on site, thus ensuring that any existing high-class soils are retained. The proposal is consistent with this policy.
ECO – Ecosystems and indigenous biodiversity	
ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	The proposal will increase the indigenous biodiversity at the site as assessed against the policies below. The proposal is consistent with these policies and will ultimately achieve the outcomes sought by this objective.
ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary	The proposal will increase the indigenous biodiversity at the site by increasing the area of native plants in the riparian margins. An increased area of Wharekōrino Stream will also be daylighted, allowing for enhancing of biodiversity around the stream. The proposal is consistent with this policy.

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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;
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.

ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna

An Ecological Impact Assessment is included in the application. Ultimately any adverse effects on ecological values (including vegetation or habitats) will be less

Waikato Regional Policy Statement	
Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	than minor, and management plans will be in place for the duration of works to manage these effects. The proposal is consistent with this policy.
ECO-P3 – Collaborative management Maintaining and enhancing indigenous biodiversity shall be promoted in an integrated and efficient manner including by working collaboratively with landowners, resource managers, tangata whenua and other stakeholders.	Tangata Whenua have been actively engaged with throughout the project scoping and design process. There will be opportunities for further collaboration with mana whenua to ensure indigenous biodiversity outcomes on site are enhanced. The proposal is consistent with this policy.
HAZ – Hazards and risks	
HAZ-O1 – Natural Hazards 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.	The proposal will reduce the risk of flood inundation into the landfill area and the risk of refuse being washed out into the stream. The proposal is consistent with this objective.
HAZ-P1 – Natural hazard risk management approach	The landfill is currently at risk of wash out during flood events.

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Natural hazard risks are managed using an integrated and holistic approach that:

1. ensures the risk from natural hazards does not exceed an acceptable level;
2. protects health and safety;
3. avoids the creation of new intolerable risk;
4. Reduces intolerable risk to tolerable or acceptable levels;
5. enhances community resilience;
6. is aligned with civil defence approaches;
7. prefers the use of natural features over man-made structures as defences against natural hazards;
8. recognises natural systems and takes a 'whole of system' approach; and
9. seeks to use the best available information/best practice.

HAZ-P2 – Manage activities to reduce the risks from natural hazards

Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by:

The proposed upgrade and repair works will ensure that contaminated material and soil within the landfill is more appropriately managed to reduce to the risk to human health and the environment.

The proposal is consistent with this objective and policies.

Waikato Regional Policy Statement

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;
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 – Contaminated Land

Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.

HCV – Historical and cultural values

HCV-O1 – Historic and cultural heritage

Waikato Regional Policy Statement	
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	A Cultural Impact Assessment and Waahi Tapu Investigation is included in the application identifying those areas of the site, including the landfill area, where cultural heritage values may be present. The opportunity for cultural monitoring will be provided for works in these areas. An archaeological authority will also be applied for from HNZPT. The proposed activity is consistent with this objective and policies.
HCV-P1 – Managing historic and cultural heritage Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	
HCV-P3 – Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	
NATC-O1 – Natural Character	

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NATC-O1 – Natural Character

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.

NATC-P1 – Preserve natural character

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 and avoid, remedy or mitigate other adverse effects on natural character;
3. 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;
4. promote the enhancement, restoration, and rehabilitation of the natural character of the

The proposal will allow for a portion of Wharekōrino Stream to be daylighted, thus restoring the natural character of this part of the stream and its margins. The proposal is consistent with this objective and policy.

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coastal environment, wetlands and lakes and rivers and their margins; and 5. 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.	

5.0 Waikato Regional Plan

Waikato Regional Plan	
Objectives / Policies	Comments
Chapter 3 Water Module	
3.1 Water Resources	
Objective 3.A.1: Fish Passage The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	Fish passage will be improved by the installation of a shorter culvert and realignment of the stream and riparian margins. The proposal is consistent with this objective.
Policy 3.A.3: Rivers The loss of river extent and values is avoided, unless the council is satisfied: a. that there is a functional need for the activity in that location; and	The proposed works will ultimately result in a loss of 28m of stream which will be replaced with the constructed channel. a) Under Clause 3.24 of the NPS-FM, functional need means the need for a proposal or activity to traverse, locate or operate in a particular environment because

Waikato Regional Plan	
b. the effects of the activity are managed by applying the effects management hierarchy. For the purposes of this policy functional need, effects management hierarchy and loss of value have the same meaning given by the National Policy Statement for Freshwater Management 2020.	the activity can only occur in that environment. There is a functional need to realign this portion of Wharekōrino Stream in order to physically separate the stream and the refuse within the landfill. There is currently direct contact between refuse and groundwater and a high risk of refuse washout into Wharekōrino Stream. b) Adverse effects on the hydrological function of Wharekōrino Stream cannot be avoided in this instance, but they can be minimised. Flows will reduce in the portion of Wharekōrino Stream to be cut off, but overall hydrological function of the waterway will be maintained through the realigned channel. The construction of the new channel also presents an opportunity to create a new stream habitat to better support instream fauna. Although 28m of river extent will be lost, an additional 47m of freshwater habitat will be gained, resulting in an overall net gain.
Objective 3.1.2 The management of water bodies in a way which ensures: a. that people are able to take and use water for their social, economic and cultural wellbeing b. net improvement of water quality across the Region c. the avoidance of significant adverse effects on aquatic ecosystems d. the characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits	The proposed landfill upgrade and repair works will ultimately enhance the water quality of Wharekōrino Stream by reducing the permeability and subsequent leaching from the landfills, the toe bund will also provide a physical barrier between the landfill and the stream. A groundwater diversion will also be installed to separate groundwater from Area A1. An increased portion of the stream will be daylighted, allowing for improved fish passage and enhancement of aquatic and riparian habitats. Tangata whenua have been and will continue have the opportunity to be involved

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- e. the range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced
- f. the range of reasonably foreseeable uses of ground water and surface water are protected
- g. inefficient use of the available ground surface water resources is minimised
- h. an increase in the extent and quality of the Region's wetlands
- i. that significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated
- j. the cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated
- k. the management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed
- l. the natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development
- m. ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield
- n. shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed

throughout the proposed works to ensure cultural values associated with the site and Wharekōrino stream are provided for. The proposal is consistent with this objective.

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- o. concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems
- p. that the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.
- q. Refer to Objective 3.A.1.

3.2.3 Management of Water Resources Policies

Policy 2: Managing Degraded Water Bodies

Enhance the quality of degraded water through improved management of activities that affect water bodies so that:

- a. For activities controlled by rules in the Plan:
 - i. discharges to water will not further degrade water quality with respect to those parameters of the relevant class(es) for that water body that are not currently met
 - ii. land-based treatment systems will be promoted where soil type and drainage will allow, and where adverse effects are less than the adverse effects of direct discharges into water
 - iii. water allocation takes into account the additional adverse effect of reduced flow in degraded waters on aquatic ecosystems and human uses and values.
- b. For activities covered by non-regulatory methods in the Plan, promote:

The quality of Wharekōrino Stream will be enhanced as a result of the proposed landfill upgrade and repair works as the permeability (and therefore subsequent leachate) of the landfill will be reduced. The proposed toe bund will separate the refuse from the stream. An increased portion of the stream will also be daylighted, allowing for enhanced aquatic and riparian habitats. The proposal is consistent with this policy.

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i. land management methods that reduce non-point source discharges ii. riparian management that mitigates the effect of non-point source discharges on water bodies.	
Policy 3: Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development: a. Diversity and composition of aquatic and riparian habitat. b. Topography and physical composition of river and lake beds and the course of the river. c. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. d. Any significant natural features of the lakes and rivers and their margins.	An Ecological Impact Assessment has identified the relevant aquatic and riparian habitats, management plans will be in place to protect these habitats throughout works as necessary. Following completion of works, the realigned portion of Wharekōrino Stream will be stabilised and the riparian area planted to enhance riparian habitats. The realignment of Wharekōrino Stream will only occur to that portion of the stream which is currently culverted through Culvert 3. The proposal is consistent with this policy.
Policy 4: Waikato Region Surface Water Class Enable the use of all surface water bodies in the Region, provided that: a. Any significant adverse effects on existing aquatic ecosystems are avoided, remedied or mitigated. b. Intake structures are designed to minimise fish entrapment. c. Any conspicuous change in visual colour or clarity is avoided, remedied or mitigated.	Ongoing monitoring of surface and groundwater is proposed as conditions of consent to ensure the ongoing discharge from the landfill does not cause adverse effects on aquatic ecosystems. The proposed shorter culvert will better enable fish passage. The proposal is consistent with this policy.

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d. The water body is not tainted or contaminated to the extent that it is unpalatable or unsuitable for consumption by humans after treatment (equivalent to coagulation, filtration and disinfection). e. The water body is not tainted or contaminated to the extent that it is unsuitable for irrigation or stock watering.	
3.4 Efficient use of water	
Policy 1: Manage the Use of Water (Implements Objective 3.1.2 a), b), o) and p) and Objective 3.2.2 b)) Manage, through permitted activities and resource consents, the use of water, any associated discharge of water onto or into land in a manner that ensures that: a. The overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations is given effect to b. The further degradation of water quality is avoided c. Any adverse changes to natural flow regimes are avoided as far as practicable and otherwise mitigated d. Adverse effects on the relationship tangata whenua as Kaitiaki have with water are avoided, remedied or mitigated e. Adverse effects on in-stream ecological values are avoided, remedied or mitigated f. Adverse effects on wetlands that are habitats for significant indigenous vegetation and significant habitats for indigenous fauna are avoided, remedied, or mitigated	The proposed works will ultimately improve water quality by removing the risk of refuse washout into Wharekōrino Stream, and reducing the permeability of the landfill. Erosion and sediment control measures will be in place for the duration of works. An Ecological Impact Assessment has been undertaken to identify and protect ecological values at the site and management plans will be in place for the duration of works to protect these values. A groundwater diversion will be installed around Area A1 to reduce adverse effects on groundwater quality. The proposal is consistent with this policy.

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g. Adverse effects on groundwater quality are avoided as far as practicable and otherwise mitigated h. Does not result in an adverse effect relating to the objectives in Chapter 5.2 of this plan i. The benefits to be derived from the efficient take and use of water for reasonably foreseeable future uses, and in particular for domestic or municipal supply, are maintained and/ or enhanced.	
3.5 Discharges	
3.5.2 Objective Discharges of contaminants to water undertaken in a manner that: a. does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 b. does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2 c. Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	There is an existing discharge of leachate into Wharekōrino Stream from the landfill. There will be ongoing discharge from the landfill, however, due to the proposed upgrade and repair works the adverse effects of this discharge will be reduced. The ongoing discharge will not increase flooding or erosion on adjacent properties. Adverse effects on aquatic habitats will be improved by the proposed landfill upgrade works. The proposal is consistent with this objective and policies.
Policy 1: Enabling Discharges to Water that will have only Minor Adverse Effects Enable through permitted and controlled activity rules, discharges to water that due to their nature, scale and location will:	

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- a. avoid adverse effects on surface water bodies that are inconsistent with policies in Section 3.2.3 of this Plan
- b. not increase the adverse effects of flooding or erosion on neighbouring properties
- c. ensure that any adverse effects of sediment on aquatic habitats are confined to a small area relative to the habitat as a whole or are temporary, and the area will naturally re-establish habitat values comparable with those prevailing before commencement of the activity
- d. not result in significant effects on the Coastal Marine Area as identified in the Waikato Regional Coastal Plan, wetlands¹⁸ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes
- e. not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan.

Policy 2: Managing Discharges to Water with More than Minor Adverse Effects

- a. Control, through resource consents, discharges to water that are likely to have more than minor adverse effects so that:
- b. adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided as far as practicable and otherwise remedied or mitigated
- c. the discharge causes no significant adverse effects from flooding or erosion
- d. there are no significant adverse effects from downstream siltation
- e. there are no significant adverse effects on the Coastal Marine Area, wetlands¹⁹ that are areas of significant indigenous

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vegetation and/or significant habitats of indigenous fauna, cave ecosystems or lakes f. any subsequent discharges to air do not have adverse effects that are inconsistent with the policies for air quality provided in Section 6.1.3 of this Plan.	
Policy 5: Ground Water Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: a. do not compromise existing or reasonably foreseeable uses of ground water b. avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects c. are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.	The proposed upgrade works will reduce the overall permeability of the landfill area thus reducing the impact of the landfill on groundwater, a toe bund will also be installed to separate the landfill area from Wharekōrino Stream. A groundwater diversion drain will also be installed around Area A1 to separate groundwater from the refuse in this area. The proposal is consistent with this policy.
Policy 6: Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: a. the mauri of water b. waahi tapu sites c. other identified taonga.	Tangata Whenua have been actively involved throughout the preparation of this application and will continue have the opportunity to be involved to ensure their relationship with the land and Wharekōrino Stream are provided for. The proposal is consistent with this policy.

3.6 Damming and Diverting

3.6.2 Objective

Damming and/or diverting of water undertaken in a manner that:

- a. Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2.
- b. Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2.
- c. Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle.
- d. Results in no increase in the adverse effects of flooding or land instability hazards.
- e. Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers.
- f. Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams.
- g. ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3.
- h. Refer to Objective 3.A.1.

The proposal includes a groundwater diversion drain around Area A1 to prevent groundwater from being in contact with refuse. The proposed diversion will not adversely affect surface water bodies and will not increase the risk of flooding on adjacent properties. The proposal is consistent with this objective and policy.

Policy 1: Off-Stream Dams and Dams or Diversions on Ephemeral Streams

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Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where:

- a. Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided.
- b. The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity avoid adverse effects that are inconsistent with the policies in Section 4.2.3.
- c. The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties.
- d. Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams.
- e. Any significant adverse effect on cave systems are avoided or mitigated.
- f. Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7.
- g. Existing legal public access to and along lakes and rivers is maintained where appropriate.

Policy 3: Tangata Whenua* Uses and Values

- a. Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on:
- b. the mauri of water,
- c. waahi tapu sites,

Tangata Whenua have been actively involved throughout the preparation of this application and will continue to have the opportunity to be involved to ensure their relationship with the land and Wharekōrino Stream are provided for. The proposal is consistent with this policy.

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d. other identified taonga.	
Policy 4: Wetlands and Peat Lakes a. Enhance or maintain the extent and quality of the Region's wetlands by encouraging activities that will either maintain or reinstate agreed water levels in wetland areas or peat lakes.	The proposal will not adversely affect the nearby wetlands and will ultimately improve water quality and levels in the stream and therefore in the downstream wetland (Wetland 1). The proposal is therefore consistent with this policy.
3.7 Wetlands	
Policy 1: Control Land Drainage in Areas Adjacent to Identified Wetlands and Within Wetlands Ensure that land drainage activities within wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or immediately adjacent to wetlands identified in Section 3.7.7, are undertaken in a manner that avoids changes in water level that lead to: a. shrinking or loss of the wetland, or b. accelerated dewatering and oxidation, or c. significant adverse effects on tangata whenua values of the wetland, or d. adverse effects of flooding on neighbouring properties, or e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with the wetland, or f. adverse effects on the natural character of wetlands or g. adverse effects on the ability to use the wetlands for recreational purposes	No works are proposed within wetland areas, and all works will occur greater than 100m from the nearest wetland (Wetland 1). Flood modelling and an Ecological Impact Assessment are included in the application and concluded that adverse effects on Wetland 1 will be less than minor. The proposal is therefore consistent with this policy.
3.9 Non-Point Source Discharges	

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Policy 1: Land Use Effects Reduce the adverse effects of non-point source discharges arising from land use practices and activities by: a. minimising the leaching and run-off of contaminants including fertilisers*, faecal matter, agrichemical* residues, and sediment into water bodies (surface and ground water) b. avoiding bed and bank erosion and instability c. recognising and avoiding the effects of non-point discharges on the relationship tangata whenua as Kaitiaki have with water d. avoiding, remedying or mitigating adverse effects on rivers, lakes, wetlands and their margins so as to maintain and enhance natural character.	The upgrades to the landfill cap will ultimately reduce leachate runoff into the stream by reducing the overall permeability of the landfill. The works will also install a toe between the landfill and the stream to separate refuse from surface and groundwater. The proposal is consistent with this policy.
Policy 2: Streamside (Riparian) Management Promote the use of streamside management that: a. recognises the importance of existing appropriate riparian vegetation b. promotes new planting of appropriate riparian vegetation c. reduces sediment and other contaminants entering the water body d. improves habitat for aquatic life e. Improves bank stability.	Following works, the daylighted portion of Wharekōrino Stream will be stabilised and the riparian area planted with appropriate indigenous species. Erosion and Sediment Control measures will be in place for the duration of works to reduce the risk of sediments and other contaminants entering the stream. The proposal is consistent with this policy.
Chapter 4 River and Lake Bed Module	
4.2 River and Lake Bed Structure	

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4.2.2 Objective

The use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures in, on, under or over the beds of rivers and lakes managed in a manner that:

- a. produces a net reduction in the adverse effects of the destabilisation of river and lake beds
- b. does not have adverse effects on water quality, flow regimes, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2
- c. does not obstruct fish passage for trout and indigenous fish to complete their life cycle
- d. preserves the natural character of river and lake beds and their margins and protects them from inappropriate use and development
- e. there is no increase in the adverse effects of flooding
- f. provides for navigation of water bodies where appropriate
- g. remedies or mitigates adverse effects of existing structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries
- h. avoids significant adverse effects of new structures on the relationship tangata whenua as kaitiaki have with identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries
- i. remedies or mitigates cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga, such as waahi tapu, native flora and fauna and access to their customary fisheries

The closing off of Culvert 3 and installation of a new, shorter culvert will not destabilise the stream bed, will ultimately improve water quality by removing the risk of refuse washout into the stream, will improve fish passage, and will not increase flooding risk on adjoining properties. Tangata Whenua have been actively engaged with throughout this process and will continue to have the opportunity to be involved. The proposal is consistent with this objective.

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j. maintains existing legal public access to and along river and lake beds and their margins. k. Refer to Objective 3.A.1	
Policy 1: Enable Low Impact Structures Enable through permitted activity rules the use, erection, reconstruction, placement, alteration, extension, removal or demolition of structures, in, on, under or over the beds of rivers or lakes which: a. do not significantly adversely affect bed stability b. do not significantly degrade water quality, flow regimes and aquatic ecosystems, in a manner that is inconsistent with the policies in Section 3.2.3 c. do not obstruct fish passage for trout and indigenous fish d. do not adversely affect the natural character of river and lake beds (including caves) e. do not increase the adverse effects of flooding on neighbouring properties f. do not obstruct navigation where appropriate g. avoid significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds h. do not obstruct existing legal public access where appropriate	The installation of the new, shorter culvert will not adversely affect bed stability, and will improve water quality by removing the risk of refuse washout into the stream. The shorter culvert will also allow for better fish passage through the stream. The new culvert will not increase flooding on neighbouring properties. The proposal is consistent with this policy.
Policy 2: Management of Structures	Closing off existing Culvert 3 and installing a new culvert will ultimately improve water quality by removing the risk of refuse washout into the stream. A Fish Management Plan will be in place for the duration

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Control through resource consents the use, erection, reconstruction, placement, alteration, extension, removal and demolition of those structures in, on, under or over river and lake beds that:

- a. cause or accentuate the significant adverse effects of destabilisation of the beds and the banks of rivers and lakes, or
- b. have the potential to cause significant adverse effects on water quality, flow regimes and aquatic ecosystems in a manner that is inconsistent with the policies in Section 3.2.3 of this Plan, or
- c. occur in natural state areas as identified in the Water Management Class Maps of this Plan, or
- d. obstruct fish passage for trout and indigenous fish, or
- e. may cause significant adverse effects on the natural character of river and lake beds (including caves), or
- f. increase the adverse effects of flooding on neighbouring properties, or
- g. cause obstruction to navigation, or
- h. cause significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or
- i. cause cumulative adverse effects
- j. obstruct existing legal public access.

of works. The new shorter culvert will better enable fish passage through the stream. The works will not increase flooding on neighbouring properties. The proposal is consistent with this policy.

Policy 5: Natural Character

- a. Recognise and, where relevant, provide for the following characteristics when considering the preservation of the natural character of river and lake beds and their margins and the protection of them

The proposal will ultimately improve aquatic and riparian habitats by daylighting an increased portion of Wharekōrino Stream. Following works the riparian area will be stabilised and replanted. Erosion and sediment control measures will be in place for the duration of

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from the inappropriate use, erection, reconstruction, placement, extension, removal or demolition of structures in, on, under or over river and lake beds: b. Diversity and composition of aquatic and riparian habitat. c. Topography and physical composition of river and lake beds and the course of the river. d. The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. e. Any significant natural features of the bed or banks.	works to control sediment runoff into the stream. The proposal is consistent with this policy.
4.3 River and Lake Bed Disturbances	
4.3.2 Objective Physical alteration to the beds or banks of waterways, the deliberate introduction of vegetation to the beds or banks of rivers or lakes, the destruction or removal of vegetation from the beds and banks of rivers and lakes, and the access of livestock to the banks and beds of rivers and lakes managed so that: a. loss of adjacent land is avoided b. adverse effects on aquatic habitat, downstream water uses and on the passage of trout and indigenous fish of elevated suspended solids and temperature levels in surface water bodies are not inconsistent with objectives in Chapter 3.1 c. accelerated infilling of estuaries, harbours and wetlands³³ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna is avoided, excluding structures designed to trap sediment	The proposal involves the disturbance of Wharekōrino Stream in order to remove refuse from Area A2 and H, realign the stream, and install a new culvert. The works will ultimately have a positive effect on both water quality and aquatic ecosystems and will not accelerate erosion or exacerbate flooding. Tangata Whenua have been engaged with and will continue to have the opportunity to be involved. The proposal is consistent with this objective.

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- d. bank stability and channel stability is maintained
- e. there is in no increase in the adverse effects of flooding
- f. significant adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are avoided
- g. cumulative adverse effects on the relationship tangata whenua as kaitiaki have with their identified taonga such as waahi tapu, native flora and fauna and access to their customary fisheries are remedied or mitigated
- h. significant adverse effects on the natural character of the margins of wetlands, lakes and rivers are avoided
- i. there is no introduction of any plant pest identified in the Waikato Regional Pest Management Strategy
- j. competition by introduced vegetation to existent desirable plant species is avoided
- k. obstruction of river channels by introduced vegetation is avoided
- l. faecal contamination does not have adverse effects that are inconsistent with objectives in Chapter 3.1
- m. damage to lawfully established structures and drainage districts and river control scheme areas is avoided
- n. existing legal public access to and along river and lake beds and their margins is maintained, where appropriate.
- o. Refer to Objective 3.A.1.

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Policy 1: Bed and Bank Alterations and Extraction of Sand, Gravel and Other Bed Material

Ensure that the physical alteration of the river bed and banks including the extraction of sand, gravel and other material in, on or under the bed of a river or lake:

- a. does not result in loss of adjacent land, or
- b. does not degrade water quality and aquatic ecosystems in a manner that is inconsistent with policies in Section 3.2.3, or
- c. does not result in the accelerated infilling of estuaries, harbours and wetlands³⁴ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or
- d. does not obstruct fish passage, or
- e. does not significantly adversely affect bed and channel stability, except in those instances where the disturbance will provide environmental benefits, or
- f. does not result in an increase in the adverse effects of flooding on neighbouring properties, or
- g. does not affect the integrity of existing lawfully established structures or drainage districts and river control scheme areas, or
- h. avoids significant adverse effects on the relationship tangata whenua as kaitiaki have with river and lake beds, or
- i. does not degrade natural character in a manner that is inconsistent with Policy 6 in Section 4.3.3
- j. does not obstruct existing legal public access where appropriate.

The proposed disturbance will ultimately result in positive effects for water quality and aquatic ecosystems as an increased portion of Wharekōrino Stream will be daylighted, and there will no longer a risk of refuse washout into the stream. Increased daylighting will also improve fish passage. The proposal is consistent with this policy.

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Policy 2: Introduction of Vegetation

Ensure that the deliberate introduction or planting of plants in, on or under the bed or bank of any river or lake and the ongoing maintenance of such plantings:

- a. does not result in the introduction of aquatic plant pests as noted in Waikato Regional Council's Regional Pest Management Strategy, or
- b. does not result in an increase in the adverse effects of flooding on neighbouring properties, or
- c. does not cause or accentuate bed and bank erosion, or
- d. does not overgrow, invade, smother, replace, or damage desirable species* already present in areas adjacent to, and downstream from, where the plants are introduced.

The riparian area, once established, will be planted in accordance with a planting plan comprising native species. The proposed planting will not introduce aquatic plant pests, nor increase flooding on neighbouring properties, or accentuate erosion. The proposal is consistent with this policy.

Policy 3: Clearance of Vegetation

Permit the clearance of any plants in, on or under the bed of any lake or river that:

- a. is not inconsistent with the objectives and policies in Chapter 3.2
- b. does not result in an increase in the adverse effects of flooding on neighbouring properties
- c. does not cause or accentuate erosion of the beds or banks of rivers or lakes
- d. does not redirect the flow of water in a water body, creating erosion

and restrict the disturbance, removal, damage or destruction of any plants (excluding plant pests) in, on or under the bed of any lake or river in Natural State Water Body as identified in Water Management Class Maps of this Plan and wetlands³⁵ that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna.

The extent of vegetation will be limited to that necessary to complete the proposed works. The vegetation around the riparian margins is currently predominantly exotic, once works are finished the disturbed riparian areas will be replanted with native species, meaning the overall long term effect will be largely positive. The proposal is consistent with this policy.

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Policy 6: Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of river and lake beds and their margins and the protection of them from the inappropriate disturbance of river and lake beds: - Diversity and composition of aquatic and riparian habitat. - Topography and physical composition of river and lake beds and the course of the river. - The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. - Any significant natural features of the bed or banks.	The increased daylighting of Wharekōrino Stream as a result of the shorter culvert replacing Culvert 3, will enhance/restore the natural character of this part of the stream. The proposal is consistent with this policy.
Policy 7: Positive Benefits of Resource Use Recognise the positive benefits that can arise from the use, development and protection of river and lake beds whilst ensuring that any adverse effects are controlled in accordance with Policies 1 and 2 of this Chapter.	The proposal does involve the disturbance of the stream bed, however, it will result in increased daylighting of Wharekōrino Stream which will overall be a positive effect for both water quality and ecological values. The proposal is consistent with this policy.
Chapter 5 Land and Soil Module	
5.1 Accelerated Erosion	
5.1.2 Objective A net reduction of accelerated erosion across the Region so that: soil productivity, versatility and capability is maintained	Erosion and sediment control measures will be in place for the duration of works, including clean and dirty water diversions. Sediment runoff is considered unlikely to create downstream effects. A new toe bund

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- b. there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2
- c. there is no increase in the adverse effects of flooding or land instability hazards
- d. accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised
- e. significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided
- f. cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated.
- g. significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided
- h. there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3
- i. damage to property and infrastructure is avoided

in particular in High Risk Erosion Areas together with:

- i. Catchments of estuaries that are areas of significant conservation value on the Coromandel Peninsula
- ii. Karst and cave systems.

will be established between the landfill and Wharekōrino Stream, ensuring separation between the stream and refuse, and thus reducing potential erosion.

The proposal is consistent with this objective and policy.

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5.1.3 Policy 1: Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices

Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to:

- a. the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area
- b. the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves
- c. the erosion potential of soil when it is disturbed or vegetation is cleared
- d. the potential to increase the adverse effects of flooding
- e. the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki
- f. the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna
- g. the potential to compromise air quality objectives as identified in Module 6 Air
- h. the potential to damage property and infrastructure.

5.2 Discharges onto or into land

5.2.2 Objective

The discharge of contaminated soil from the hospital site, and from Area H to the existing landfill area will be

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Discharges of wastes and hazardous substances onto or into land undertaken in a manner that:

- a. does not contaminate soil to levels that present significant risks to human health or the wider environment
- b. does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2
- c. does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2
- d. is not inconsistent with the objectives in Section 5.1.2
- e. avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu
- f. remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.

managed in a way to avoid risks to human health and the wider environment. Consultation has occurred with tangata whenua around the proposed works, and limited notification will ensure tangata whenua continue to have the opportunity to be involved in the process.

The proposal is consistent with this objective.

Policy 2: Other Discharges Onto or Into Land

Manage discharges of contaminants onto or into land not enabled by Policy 1, in a manner that avoids, where practicable, the following adverse effects and remedies or mitigates those effects that cannot be avoided:

- a. contamination of soils with hazardous substances or pathogens to levels that present a significant risk to human health or the wider environment
- b. the discharge is not inconsistent with policies in Section 5.1.3

The landfills are existing and transfer of material from the hospital site, and Area H, to the landfill will not increase the risk to human health of the wider environment. Upgrading of the landfill caps and installation of a toe bund between the landfill and riparian area, as well as realignment of Wharekōrino Stream, will improve water quality and associated aquatic ecosystems in Wharekōrino Stream.

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c. any effect on water quality or aquatic ecosystems that is inconsistent with the purpose of the Water Management Classes as identified by the policies in Section 3.2.3 d. the adverse effects outlined in the policies and rules for air quality in Chapters 6.1 and 6.2, particularly for odour and particulate deposition e. damage to archaeological sites, waahi tapu or other identified sites of importance to tangata whenua as Kaitiaki.	The proposal is consistent with this policy.
5.3 Contaminated Land	
5.3.2 Objective Discharges of contaminants from contaminated land shall be managed so that they: a. do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water b. do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2 c. there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2 d. avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu e. remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	The ongoing discharge of leachate from the landfill will not present a significant risk of adverse effects. Ongoing surface and groundwater monitoring will continue to ensure the discharge is appropriately managed. There is no discharge to air from the landfill activity. Consultation has occurred with tangata whenua around the proposed works, and limited notification will ensure tangata whenua continue to have the opportunity to be involved in the process. The proposal is consistent with this objective.

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Policy 3: Remediation Through rules in this Plan and resource consent processes, enable the remediation of contaminated land where the technology to be used and associated discharges are unlikely to have adverse effects that are inconsistent with the objectives or the requirements of the RMA.	Remediation of part of the landfill area is proposed. The proposed works will also enable the remediation of contaminated soils from the hospital site. The proposal is consistent with this policy.
Policy 4: High Priority Land Uses and Confirmed Contaminated Land Ensure that any discharges from high priority land uses and confirmed contaminated land do not present a significant risk of adverse effects.	The ongoing discharge of leachate from the landfill will not present a significant risk of adverse effects. Ongoing surface and groundwater monitoring will continue to ensure the discharge is appropriately managed. The proposal is consistent with this policy.

6.0 Waipa District Plan

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Provision	Comments
Chapter 4 – Rural Zone	
Objective 4.3.1 – Rural Resources To maintain or enhance the inherent life supporting capacity, health and well-being of rural land, ecosystems, soil and water resources.	The proposed upgrade and repair works will ultimately ensure the landfill area is better managed so as to reduce adverse effects on the receiving environment, including surface and groundwater, productive soils, and freshwater ecosystems. The proposal is consistent with this objective.

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Policy 4.3.1.2 – Avoid adverse effects on Water Catchment Areas To avoid, remedy or mitigate the adverse effects of development, subdivision and activities on Water Catchment Areas as identified on the Planning Maps	The water quality of Wharekōrino Stream will be improved by the proposal landfill upgrade and repair works. Ongoing monitoring of surface and groundwater will ensure that the ongoing discharge from the landfills is appropriately managed. An increased area of Wharekōrino Stream will be daylighted and the riparian area stabilised and planting, thus further supporting riparian ecosystems. The proposal is consistent with these policies.
Policy 4.3.1.3 – Avoid adverse effects on aquatic and riparian ecosystems To avoid, remedy or mitigate adverse effects of development, subdivision and activities on the quality of the District's ground and surface water resource, and promote the enhancement of their ecological and cultural values by: a. Maintaining or enhancing the life supporting capacity of water bodies; and b. Maintaining or enhancing the ability to use aquatic ecosystems as mahinga kai (a food source); and c. Where appropriate, maintaining or enhancing the availability of water bodies for recreation; and d. Enhancing ecological corridors and riparian margins.	
Policy 4.3.1.5 – Solid & Liquid Waste Management The storage and disposal of solid and liquid waste is undertaken in a manner that remedies or mitigates effects on the environment and adjacent properties that cannot be avoided.	The proposed upgrade and repair works will provide for better management of the waste material within the landfills to ensure adverse effects on the receiving environment are appropriately managed. The proposal is consistent with this policy.
Policy 4.3.1.6 - Earthworks To ensure that earthworks are carried out in a manner that avoids adverse effects on infrastructure, between properties and on water bodies.	The proposed earthworks will not affect any public infrastructure nor adjoining properties. Erosion and sediment control measures will be in place to ensure

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	adverse effects on the stream are avoided during works. The proposal is consistent with this policy.
Objective 4.3.10 – Rural amenity, noise and vibration To maintain rural amenity while enabling the operation of noise and vibration generating farming activities within the Rural Zone.	An acoustic assessment is included in the application which confirms that the adverse effects of noise and vibration as a result of the proposed works will be less than minor. Construction effects, including noise and vibration, will temporary during works and once works are complete the site will be stabilised and replanted to enhance rural amenity. The proposal is consistent with this objective.
Policy 4.3.10.2 – Noise: Rural activities To ensure that the adverse effects of noise generated by rural activities are avoided, remedied or mitigated.	As above, noise generated by the proposed works will be limited to the duration of works and the acoustic assessment notes that adverse noise effects on the nearest sensitive receptors will be less than minor. The proposal is consistent with this policy.
Chapter 19 – Hazardous substances and Contaminated Land	
Objective 19.3.2 – Managing risks of potentially contaminated land To ensure that significant risks to human health and the environment posed by potentially contaminated land are identified and addressed as part of development, or change of use.	There are a number of existing issues and risks with the landfill area which will be addressed by the proposed upgrade and repair works to ensure adverse effects on human health and the receiving environment are appropriately managed. The works will ensure that there is no significant risk to human health or the environment. The proposal is consistent with this objective.

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Policy 19.3.2.1 – Investigation of potentially Contaminated Land To ensure that development sites that have a history of land use that may have resulted in contamination of the soil shall be subject to a preliminary site investigation to confirm whether further investigation, remediation or management is required. This will ensure that the land is suitable for the intended exposure to humans and the environment.	A number of investigations have been done in preparation of this application, including an Intrusive Investigation of the landfill. The proposed upgrade and repair works have been developed based on the findings of the Intrusive Investigation and will ensure that the land is suitable for future use following works. The proposal is consistent with this policy.
Objective 19.3.3 – Managing risks of contaminated land To ensure that unacceptable risk to human health and the environment posed by remediation, development, use and redevelopment of contaminated land is prevented or mitigated.	Appropriate measures will be in place for the duration of works to ensure that the risk to human health as a result of the proposed works is appropriately mitigated. The proposal is consistent with this objective and policy.
Policy 19.3.3.1 – Avoid or mitigate of adverse effects of contaminated land By ensuring that all development, use, and redevelopment of land affected by soil contamination avoids, remedies or mitigates adverse effects and risk on human health.	
Policy 19.3.3.2 – Management measures for contaminated land By ensuring that management measures for contaminated land, that provide for remediation, management, or disposal of contaminated soil, ensure that the level of contamination is appropriate for any proposed future use of the land.	
Policy 19.3.3.3 – Risk management for use of contaminated land By ensuring that exposure from the on-going use of land affected by soil contaminants is managed in a way that prevents or mitigates any adverse effects on human health.	As part of the proposed works, the landfill areas will be capped and topsoiled with cleanfill, ensuring that the land area can be used in future without risk to human health or the environment. It is anticipated that the area will be used for grazing in future. The proposal is consistent with these policies.

Chapter 20 – Health and General Amenity

Objective 20.3.1 – Air and water quality

To maintain and where possible improve existing air and water quality.

There is no anticipated discharge to air as a result of the proposed upgrade and repair works. All dust emissions will be managed through appropriate erosion and sediment control measures.

Ultimately, water quality will be improved through reducing the permeability of the landfill area which will result in less leachate entering the stream. Refuse is currently in direct contact with groundwater, but following works there will be greater separation between groundwater and refuse also meaning an improvement in water quality.

The proposal is consistent with this objective.

Policy 20.3.1.1 – Contain adverse effects

To ensure that activities avoid, remedy or mitigate nuisance effects beyond the boundary of the site and on any water bodies in order to maintain and enhance amenity and a healthy and safe environment.

Erosion and sediment control measures will be in place for the duration of works to ensure sediment and dust is kept within the site, and does not adversely affect Wharekōrino Stream. The proposal is consistent with this policy.

Chapter 22 – Heritage and Archaeology

Objective 22.3.5 – Protecting Cultural Sites

To protect the integrity of Waipā's cultural sites from inappropriate subdivision, use and development and give effect to Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River by identifying and recording cultural items.

A Cultural Impact Assessment and Waahi Tapu Investigation is included in the application identifying areas of the site which are of cultural significance. There will be the opportunity for cultural monitoring of

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Policy 22.3.5.1 – Protection of cultural sites To retain the integrity of cultural sites (Appendix N2) and give effect to the Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River, by requiring all development, in particular earthworks, buildings, access, and wastewater systems and their disposal fields to be set back from cultural sites.	works in these areas. An archaeological authority will be sought and be in place for the duration of works should cultural archaeological materials be discovered. The proposal is consistent with this objective and policy.
Section 26 – Lakes and Water bodies	
Objective 26.3.1 – Protecting the natural character of lakes and water bodies and their margins from inappropriate use and development Ensure that activities that occur on and adjacent to lakes and water bodies are managed to avoid, and where possible enhance, natural character and water quality.	Appropriate erosion and sediment control measures will be in place for the duration of works to ensure sediment migration or refuse washout into the stream is avoided. Ultimately the proposed upgrade and repair works will enhance both the natural character of the stream and water quality. The proposed works will involve greater separation of the stream from the landfill areas. The proposal is consistent with this objective.
Policy 26.3.1.4 – Managing ecological effects To ensure that users undertaking activities on the surface of lakes and water bodies and within their margins do not adversely affect water quality, or significant natural areas, other indigenous vegetation, or habitats of significant indigenous fauna.	An Ecological Impact Assessment is included in the application, this also includes a Fish Management Plan which will be in place for the duration of works so as to manage any potential adverse effects on freshwater species. Most of the vegetation around the landfill area is exotic. Following works, riparian margins will be stabilised and planted with native species, thus enhancing indigenous vegetation and habitats at this location. The proposal is consistent with this policy.

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Policy 26.3.1.5 Enhancing natural character

Promote the restoration and enhancement of the natural character of lakes, water bodies and their margins.

The proposal will include daylighting of a greater portion of Wharekōrino Stream, thus enhancing the natural character of the stream. Riparian planting will also help to enhance natural character. Water quality will also be improved through the upgraded landfill capping. The proposal is consistent with this policy.

