

Assessment of Objectives and Policies

National Policy Statement for Freshwater Management 2014

REFERENCE	PROVISION	COMMENT
Section A	Water quality	
Objective A1	<p>To safeguard:</p> <ul style="list-style-type: none"> a) the life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems, of fresh water; and b) the health of people and communities, at least as affected by secondary contact with fresh water; <p>in sustainably managing the use and development of land, and of discharges of contaminants.</p>	<p>The life supporting capacity of water, ecosystem processes and indigenous species is safeguarded by the proposed works with significant enhancement and restoration also proposed which will improve the quality of habitat and maintain water quality.</p>
Objective A2	<p>The overall quality of fresh water within a region is maintained or improved while:</p> <ul style="list-style-type: none"> a) protecting the significant values of outstanding freshwater bodies; b) protecting the significant values of wetlands; and c) improving the quality of fresh water in water bodies that have been degraded by human activities to the point of being over-allocated. 	<p>The tributary of the Te Waiti Stream is not identified as being an Outstanding freshwater body in the Northland Regional Policy Statement or Northland Regional Plans and the areas identified as wetlands affected by the works are highly compromised. The implementation of enhancement and restoration works will result in improvement to the quality of fresh water.</p>
Section B	Water quantity	
Objective B1	<p>To safeguard the life-supporting capacity, ecosystem processes and indigenous species including their associated ecosystems of fresh water, in sustainably managing the taking, using, damming, or diverting of fresh water.</p>	<p>The life supporting capacity of water, ecosystem processes and indigenous species is safeguarded by the proposed works with only temporary diversion and baseflow and downstream flows will be maintained.</p>
Section D	Tāngata whenua roles and interests	
Objective D1	<p>To provide for the involvement of iwi and hapū, and to ensure that tāngata whenua values and interests are identified and reflected in the management of fresh water including associated ecosystems, and decision-making regarding freshwater planning, including on how all other objectives of this national policy statement are given effect to.</p>	<p>GBC Winstone have consulted with the Ruarangi Trust Board on the proposed works and rehabilitation and enhancement measures and it is considered tāngata whenua values and interests in fresh water and freshwater ecosystems have been recognised.</p>
Policy D1	<p>Local authorities shall take reasonable steps to:</p> <ul style="list-style-type: none"> a) involve iwi and hapū in the management of fresh water and freshwater ecosystems in the region; b) work with iwi and hapū to identify tāngata whenua values and interests in fresh water and freshwater ecosystems in the region; and c) reflect tāngata whenua values and interests in the management of, and decision-making regarding, fresh water and freshwater ecosystems in the region. 	<p>GBC Winstone have consulted with the Ruarangi Trust Board on the proposed works and rehabilitation and enhancement measures to seek to ensure that tāngata whenua values and interests in fresh water and freshwater ecosystems are recognised and provided for by the proposed works.</p>

Regional Policy Statement for Northland

REFERENCE	PROVISION	COMMENT
Objective 3.3	<p>Ecological flows and water levels Maintain flows, flow variability and water levels necessary to safeguard the life-supporting capacity, ecosystem processes, indigenous species and the associated ecosystems of freshwater.</p>	<p>The proposed works will ensure that natural hydrology is mimicked during the works with any diversions to the existing watercourses being of a temporary nature during the enabling works. Baseflows will be maintained to the downstream receiving environment. Sediment and erosion control measures will be employed to ensure silt and sediment are managed and will not affect life-supporting capacity, ecosystem processes, indigenous species and the associated ecosystems downstream.</p>
Objective 3.5	<p>Enabling economic wellbeing Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.</p>	<p>The proposed works will provide for the ongoing extraction of aggregate from the Otaika Quarry necessary for infrastructure maintenance and construction activity in Northland. The proposed overburden disposal will enable the extraction of the aggregate resource to provide for considerable economic benefits to people and communities, with efficiencies achieved given the location of the Otaika quarry to the urban areas of Whangarei and beyond.</p>
Objective 3.6	<p>Economic activities – reverse sensitivity and sterilisation The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:</p> <ul style="list-style-type: none"> (a) Reverse sensitivity for existing: <ul style="list-style-type: none"> (i) Primary production activities; (ii) Industrial and commercial activities; (iii) Mining*; or (iv) Existing and planned regionally significant infrastructure; or (b) Sterilisation of: <ul style="list-style-type: none"> (i) Land with regionally significant mineral resources; or (ii) Land which is likely to be used for regionally significant infrastructure. <p><i>* Includes aggregates and other minerals</i></p>	<p>The resource contained within the Otaika Quarry is vital to development activity and the maintenance of key infrastructure in the Northland Region. This includes the need for aggregates for roading, drainage, asphalt and concrete production. For the most part the overburden disposal activity is proposed in Mineral Extraction Area. Where works are proposed outside of this area these will be undertaken in manner which avoids and mitigates the effects on adjoining sensitive environments.</p>
Policy 5.1.1	<p>Policy – Planned and coordinated development Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:</p> <ul style="list-style-type: none"> (a) Is guided by the 'Regional Form and Development Guidelines'; in Appendix 2; (b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature. 	<p>The proposed works which involves the use and development on the Pegram Block, have been designed and located, and will be undertaken in a manner which is coordinated and managed to ensure that effects on the environment are avoided and mitigated including</p>

REFERENCE	PROVISION	COMMENT
	<p>(c) Recognises and addresses potential cumulative effects of subdivision, use and development, and is based on sufficient information to allow assessment of the potential long-term effects.</p> <p>(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;</p> <p>(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;</p> <p>(f) Ensures that plan changes and subdivision to/in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and</p> <p>(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.</p> <p>(h) Is or will be serviced by necessary infrastructure.</p> <p><i>Note: in determining the appropriateness of subdivision, use and development (including development in the coastal environment – see nest policy), all policies and methods in the Regional Policy Statement must be considered, particularly policies relating to natural character, features and landscapes, heritage, natural hazards, indigenous ecosystems and fresh and coastal water quality.</i></p>	<p>areas containing sensitive activities. The proposed landscape rehabilitation and restoration plan will result in an end use of the land which is:</p> <ul style="list-style-type: none"> • suitably integrated with its surrounds which includes a mix of rural, mining and conservation environments; • maintains and enhances the sense of place and character in recognition of the surrounding area which comprises an undulating sloping land forms. • The end use of the land following rehabilitation will restore the open pastoral character of the land comprising pasture, trees and shelterbelts.
Policy 5.1.3	<p>Policy – Avoiding the adverse effects of new use(s) and development</p> <p>Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:</p> <p>(a) Primary production activities in primary production zones (including within the coastal marine area);</p> <p>(b) Commercial and industrial activities in commercial and industrial zones;</p> <p>(c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure, and</p> <p>(d) The use and development of regionally significant mineral resources.</p>	<p>The proposed works on the Pegram Block provides for the extraction of a regionally significant mineral resource and has been designed and will be undertaken in a manner which minimises the actual and potential effects on the adjoining residential areas which contain sensitive activities.</p>
Policy 5.1.4	<p>Policy – Regionally significant mineral resources</p> <p>Mineral resources will be considered regionally significant, based on one or more of the following:</p> <p>(a) Relative scarcity;</p> <p>(b) Current or potential contribution to the regional economy from the extraction;</p>	<p>The mineral resource at Otaika Quarry meets the criteria specified in Policy 5.1.4, namely:</p> <ul style="list-style-type: none"> • Otaika Quarry is the largest quarry in the Northland region and exceeds the annual extraction threshold. At current rates of demand

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	<p>(c) Current and potential demand, and location with respect to demand;</p> <p>(d) Constraints on extraction including existing or planned settlement and access to the site;</p> <p>(e) Constraints on other development and land use as a result of extraction;</p> <p>(f) Quality and size of deposit;</p> <p>(g) Average annual extraction rate of minerals (more than 50,000 tonnes per annum for aggregates) and</p> <p>(h) Importance to infrastructure development.</p>	<p>there is at least another 100 years of resource available for extraction, subject to the disposal of overburden.</p> <ul style="list-style-type: none"> • The quarry has been in operation for the last 60 years over that time residential development has gradually come to closer to the quarry site. • The quarry is strategically located close to Whangarei City, with ready access to State Highway 1. • The aggregate resource present is of a good quality and suitable for roading, drainage, asphalt and concrete production all critical elements to infrastructure development. <p>The disposal of overburden on the Pegram Block is necessary in order to enable access to this Regionally Significant Resource. Alternatives to double handle the overburden, shifting it internally, would not be efficient or effective. Transporting aggregates is extremely cost sensitive and given the sites location near Whangarei and State Highway 1 the resource is highly valuable.</p>
Appendix 2	<p>Regional form and development guidelines</p> <p>New subdivision use and development should: ...</p> <p>(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects.</p>	<p>The proposed works which involves the use and development on the Pegram Block, has been designed and located, and will be undertaken in a manner which is coordinated and managed to ensure that effects on the environment including areas containing sensitive activities are minimised.</p>

Whangarei District Plan

REFERENCE	PROVISION	COMMENT
Chapter 5	Amenity Values	
Objective 5.3.1	The characteristic amenity values of each Environment are maintained and, where appropriate enhanced.	<p>The Pegram Block is identified as the Countryside and Living 3 Environment, with the works proposed wholly located within the Countryside Environment. The Countryside Environment provides for primary production activities and may provide for low density residential development. Permitted activities in the zone include:</p> <ul style="list-style-type: none"> • commercial activities which do not include noxious/offensive odours; commercial/industrial activities in buildings less than 500m², • commercial/industrial activities that are located 100m from nearby residential unit or open space environment; • plantation forestry 30m from a residential site; and • small scale mineral extraction less than 500m³ of material is disturbed in a 12-month period and if within 200m of a residential unit or road planting is provided 5m in width and 3m in height. <p>Section 5.2 describes the characteristics of the Countryside Environment to include:</p> <ul style="list-style-type: none"> • The intermittent nature of most agricultural activities; • Open landscapes and views; • A low intensity of development; • Feelings of remoteness and community; • Low noise levels, particularly at night; • A high degree of privacy; • Daylight and sunlight access; • Low levels of vehicular traffic; • Green 'unspoiled' landscape with indigenous vegetation. <p>The proposed works are generally not inconsistent with the characteristics and notably the OBDA (Overburden Disposal Area) activity is being undertaken on a modified site with compromised natural values and will lead to temporary disturbance to the landscape but this will be restored at the end of each season and rehabilitated at the completion of works to be consistent with open pastoral character of the area.</p>

REFERENCE	PROVISION	COMMENT
Objective 5.3.2	Adverse effects on amenity values do not result in a reduction of amenity value below that which is desirable for people's health and safety.	The works will be undertaken to avoid adverse health and safety effects with management methods proposed in terms of noise and dust management. Measures will also be put in place to ensure that preventative health and safety controls are adhered to.
Objective 5.3.4	Activities that demand a high level of amenity do not unduly compromise other land uses.	A range of measures have been employed including avoidance in terms of the form and design of the OBDA, and mitigation regarding the hours of operation and duration of works and the restoration and rehabilitation works, along with landscape screening. These measures have been developed to ensure the effects on the residential development located close to the Pegram block are managed. Equally these residential activities need to be considered in terms of their location near the interface with the rural environment and the potential restrictions they generate on the OBDA activity must be considered in the context of other activities which could be undertaken in the zone and the benefits the operation of the Otaika quarry provides to the region.
Objective 5.3.5	The actual or potential effects of Subdivision use and development is appropriately controlled and those activities located and designed, are to be compatible with existing and identified future patterns of development levels of amenity in the surrounding environment.	The Pegram block is located on land identified as Countryside Environment and it is not proposed to change this as part of the rural plan changes. It is noted that the <i>Whangarei Growth Strategy</i> ¹ identifies Otaika/Toetoe ² as an "urban village" and a location for growth, however the structure plan contained in this document locates future residential development away from the quarry and the Pegram Block situating it to the south.
Policy 5.4.1	Effects on the Local Environment to ensure that activities do not produce, beyond the boundaries of the site, adverse effects that are not compatible with the amenity values characteristic of the surrounding and/or adjacent environment unless, such effects are authorised by a district plan, a designation, a resource consent or otherwise. The following effects should be given particular consideration in this respect: <ul style="list-style-type: none"> • Noise and effects; 	The works have the potential to introduce noise, dust, vibration and other amenity effects such as changes to views and the visual character of the land. To address these a range of measures have been employed including avoidance in terms of the form and design of the OBDA, the hours of operation and duration of works and the rehabilitation works, along with landscape screening.

¹ Refer <http://www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/SustainableFutures/Final-Strategy/Pages/default.aspx#Expand>

² Refer <http://www.wdc.govt.nz/PlansPoliciesandBylaws/Plans/SustainableFutures/Final-Strategy/Documents/Final-Growth-Strategy/Part-D-Section-1-to-4.pdf> page 147 - 152

REFERENCE	PROVISION	COMMENT
	<ul style="list-style-type: none"> • Shading; • Glare; • Light spill; • Dust; • Smoke; • Odour; • Vibration; • Spray drift; • Visual amenity. <p>Where internalisation of effects cannot be wholly achieved, the Council will consider a Best Practicable Option approach.</p>	
Policy 5.4.2	<p>Character and Timing of Activities To allow activities where their nature, timing and duration do not result in adverse effect on amenity values beyond the extent compatible with the characteristics of the surrounding and/or adjacent Environment/s.</p>	The works will be undertaken during standard hours of operation and that are reasonably consistent with other rural commercial and industrial activities that could possibly be undertaken on the site.
Policy 5.4.5	<p>Countryside Environments To ensure rural amenity values in the Countryside Environments are protected from subdivision, use or development that is sporadic or otherwise inappropriate in character, intensity, scale or location.</p>	The works will result in a change to the character of the land during the OBDA activity for an extended period, however at the end of each earthworks season works will cease and the site will be re-grassed as each phase is completed and rehabilitated in keeping with the rural character of the land.
Policy 5.4.6	<p>To ensure amenity values and natural character associated with Open Space Environments are maintained and enhanced and to enable public appreciation and enjoyment of such places except where public access is restricted due to ecological, cultural, public health and / or safety reasons.</p>	The OBDA is located near open space zoned land however given the separation, design of the works and mitigation measures to be employed the effects on amenity values and natural character will be minimised.
Policy 5.4.10	<p>Trees and Vegetation To retain trees and vegetation (other than trees or vegetation grown for commercial production purposes) that contribute to the amenity values of an environment, unless the effects of removal are adequately remedied or mitigated.</p>	The works will result in some trees being removed from the Pegram Block to provide for the OBDA activity and will also necessitate the realignment of a watercourse. Following the completion of the stream realignment and each subsequent phase tree planting and revegetation will be implemented consistent with the rural character of the land.
Policy 5.4.17	<p>Activities Demanding High Amenity Values To ensure that activities are not permitted or acknowledged in areas where they may be adversely affected by existing land uses; or have adverse effects on (including compromising and restricting) existing land uses.</p>	The works will provide for the ongoing extraction of the aggregate resource from the Otaika Quarry and will have the potential to generate amenity effects including noise, dust nuisance, vibration and other effects such changes to views and the visual character of the land. To address these a range of measures have been proposed to ensure the effects are contained and will enable the overall sustainable management of natural and physical resources.
Chapter 7	Tangata Whenua	

REFERENCE	PROVISION	COMMENT
Objective 7.3.1	Within the respective domains of the exercise of rangatiratanga and kawanatanga, ensure that priority is afforded to the act of protection of taonga of tangata whenua, and to the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure that t�angata whenua values and the exercise of rangatiratanga and kawanatanga are fulfilled and the potential effects are suitably identified and managed by the proposed works. This ongoing consultation process will seek to ensure that the relationship of t�angata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is maintained.
Objective 7.3.2	To enable tangata whenua to exercise rangatiratanga and kaitiakitanga over their ancestral lands, waters, sites, waahi tapu and other taonga in the District.	As above, the ongoing consultation with the Ruarangi Trust Board and GBC Winstone will ensure the relationship of t�angata whenua and their culture and traditions is enabled and provided for.
Policy 7.4.2	Sites of Significant to Maori To ensure that land use, subdivision and development does not adversely affect Sites of Significance to Maori, or other taonga identified in the District Plan or Hapu Environmental Management Plans.	GBC Winstone have consulted the Ruarangi Trust Board on matters including potential sites of significance to Maori, or other taonga known to t�angata whenua values. In the event sites or taonga are accidentally discovered, protocols are in place to ensure that these are suitably recognised and if necessary appropriately protected.
Policy 7.4.3	Waterbodies To ensure that indigenous wetlands, estuaries, coastal areas and waterbodies, of significance to tangata whenua, are maintained and enhanced, and that access for tangata whenua to those water bodies is provided.	GBC Winstone have consulted the Ruarangi Trust Board to seek to ensure potential t�angata whenua values and interests have been identified and the watercourse and wetlands have not been specifically identified to date.
Policy 7.4.4	Consultation To ensure effective consultation with, and participation of tangata whenua in resource management processes by: <ul style="list-style-type: none"> - Fostering partnerships and relationships with the tangata whenua of the area; - Avoiding unnecessary conflict on resource management issues; - Recognising and respecting iwi authority and affiliations; - Acknowledging and providing for historical circumstances and their impacts on resource needs; - Respecting tikanga Maori; - Acknowledging the rights of hapu and whanau to speak and act on matters that affect them; - Allowing tangata whenua time for informed assessments of proposals and to determine their responses, consistent with the time constraints 	GBC Winstone have consulted with the Ruarangi Trust Board about the proposal. It is acknowledged that this is an ongoing process and the Ruarangi Trust Board are a significant stakeholder and consultation will continue with the Board.

REFERENCE	PROVISION	COMMENT
	<p>in the Resource Management Act 1991</p> <ul style="list-style-type: none"> - Encouraging applicants to consult tangata whenua where appropriate. 	
Chapter 11 Riparian and Coastal Margins		
Objective 11.3.1	Preservation of the natural character of riparian margins and the coastal environment.	The works will result in changes to the tributary of the Te Waiiti Stream that flows through the central part of the site, it will be infilled and realigned to be located outside of the OBDA footprint. The riparian margins of the watercourse have low ecological values and it is proposed to restore and rehabilitate the watercourse and the surrounds following realignment works. This will enhance the amenity and ecological functions of the riparian margins on the Pegram Block.
Objective 11.3.2	Protection of Significant Ecological Areas, Built Heritage, Sites of Significance to Maori, riparian habitats, and Outstanding Landscapes and natural features within the coastal environment and alongside rivers and streams.	The riparian margins and watercourse affected are not identified as being a Significant Ecological Area, Outstanding Landscape or Natural Features. The restoration and rehabilitation works will maintain and enhance the natural values of the watercourse and its margins.
Objective 11.3.3	Maintain and enhance public access, where appropriate, to and along the coast and rivers.	The tributary of the Te Waiiti Stream affected by the works is located on private land and is not accessible to the public.
Objective 11.3.4	Recognise and protect riparian margins and the coastal environment as natural hazard buffers.	The maintenance and enhancement works have been designed to ensure that post development flows are maintained and the treatment of the channel and riparian planting will slow the velocities of water, managing peak flows and downstream effects.
Objective 11.3.5	The relationship of tangata whenua with their sites and other taonga is enhanced.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure that all potential tāngata whenua values and interests have been identified..
Policy 11.4.1	To avoid the adverse effects of land use activities on the natural character and functioning of riparian margins of water bodies and the coast.	The works will result in changes to the tributary of the Te Waiiti Stream that flows through the central part of the site. It will be infilled and realigned to be located outside of the OBDA footprint. The riparian margins of the watercourse have low ecological values and it is proposed to restore and rehabilitate the watercourse and the surrounds following realignment works. This will enhance

REFERENCE	PROVISION	COMMENT
		the amenity and ecological functions of the riparian margins on the Pegram Block.
Policy 11.4.2	To ensure that land uses activities avoid, remedy or mitigate adverse effects on water quality, by means which may include separating land use activities from water bodies and coastal waters and by encouraging the retention and enhancement of riparian vegetation as buffer areas.	As outlined above, the rehabilitation works include replanting of riparian vegetation and these areas will be fenced to ensure that the watercourse buffer is protected from grazing stock.
Policy 11.4.16	To maintain and where appropriate enhance riparian vegetation.	As outlined above, in this instance rehabilitation planting is proposed along the riparian areas and adjoining bush remnant areas.
Chapter 12	Water Bodies	
Objective 12.3.1	The preservation of the natural character of water bodies and their margins, and the protection of them from the adverse effects of inappropriate subdivision, use and development.	The proposal will modify a watercourse and these works will be undertaken in a manner that minimises effects, maintains base flows and surface flows to ensure the natural character and safeguarding the life-supporting capacity of the downstream environment and ensuring that ecosystem, amenity and cultural values are maintained in the Pegram Block in association with reconstructed watercourse and rehabilitation works.
Policy 12.4.1	Adverse Effects To ensure that the adverse effects of subdivision, use and development adjoining water bodies or the coastal marine area, or activities on the surface of water bodies or the coastal marine area, on water quality and quantity (including ground water), natural character, and cultural and ecological values of water bodies and the coastal marine area, are avoided, remedied or mitigated.	The proposal will modify a watercourse and these works will be undertaken in a manner that minimises effects, maintains base flows and surface flows to ensure the natural character and safeguarding the life-supporting capacity of the downstream environment and ensuring that ecosystem, amenity and cultural values are maintained in the Pegram Block in association with reconstructed watercourse and rehabilitation works.
Policy 12.4.2	Water Margins To ensure that land use activities avoid, remedy or mitigate more than minor adverse effects on water quality, by means which may include separating land use activities from water bodies and coastal waters and by encouraging the retention and enhancement of riparian vegetation as buffer areas.	The reconstructed watercourse and revegetation associated with remnant Eastern Stand will be stock proof fenced to ensure that grazing stock do not impact on this vegetation and will enable this stand of vegetation, along with riparian planting to contribute to the ecosystem services slowing the velocity of flows, shading the water course and enhancing riparian vegetation to provide habitat.
Chapter 13	Heritage Buildings, Sites and Objects	
Objective 13.3.1	The protection and enhancement of buildings, sites and objects that make a	The site has been subject to archaeological survey by Clough

REFERENCE	PROVISION	COMMENT
	significant contribution to heritage and amenity values.	and Associates which has confirmed the site does not contain any recorded sites and through fieldwork observations no subsurface archaeological features or deposits. A midden has been identified but is considered to be of limited archaeological value. An application for a Heritage Authority will be sought from Heritage NZ Pouhere Taonga
Policy 13.4.7	Protection of Archaeological Sites To monitor and control subdivision and new land use activities, including associated earthworks, which may adversely affect archaeological sites (whether recorded or not) in order to enable any adverse effects or modification to be assessed.	As above, site investigations have confirmed the site does not contain any recorded sites and through fieldwork observations no subsurface archaeological features or deposits. The midden discovered will be investigated prior to its destruction and findings recorded.
Chapter 16 Landscape		
Objective 16.3.1	The preservation of the natural character of the coastal environment.	The proposal is located some 1.2 km from the coast. The proposed landform modifications will be located on land physically and visually separated from the coastal environment and the proposed OBDA form and restoration and rehabilitation plans will ensure that the OBDA is compatible with the surrounding undulating landforms.
Objective 16.3.2	The protection of outstanding landscapes and natural features including geological sites from inappropriate subdivision, use and development.	The proposal is located on land which does not meet the criteria to be considered an Outstanding Landscape or Outstanding Natural Feature.
Objective 16.3.3	The amenity values of the District's outstanding natural features and landscapes, including geological sites are maintained and, where practicable, enhanced.	As above, the proposal is located on land which does not meet the requirements to be considered an Outstanding Landscape or Outstanding Natural Feature.
Objective 16.3.4	The preservation of natural features significant to Maori and their culture and traditions, and their ancestral lands, water, sites, waahi tapu and other taonga.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure all potential tāngata whenua values and interests have been identified.
Policy 16.4.3	Landscapes having a sensitivity rating of 6 are regarded as 'notable' and should be protected against inappropriate subdivision, use and development.	The surrounding landscape has been identified as containing some areas of landscape value and in particular 52 Acacia Drive is subject to the Notable Landscape Area. The works will maintain physical separation from the area of land affected by the Notable Landscape Area. The OBDA over time will impact on some views of parts of this Notable Landscape as observed from more distant sites however this is in the

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Policy 16.4.4	To ensure that the subdivision, use and development does not adversely affect the natural character of the coastal environment (particularly coastal headlands and promontories) and lakes and rivers and their margins.	context of a wider field of view comprised of an already varied landscape and the inclusion of the new area of grazed pasture with scattered tree cover will not comprise the amenity of the area and the OBDA will not be obtrusive or incompatible with the landscape values of the area.
Policy 16.4.8	To ensure that roads and vehicle accesses are aligned and formed in such a way that they do not disrupt the visual coherence of: <ul style="list-style-type: none"> - Outstanding natural features and landscapes - Notable landscapes - Coastal landscapes - Landscapes which are visible from state highways. 	As above, the proposal is located on land which does not meet the criteria to be considered an Outstanding Landscape or Outstanding Natural Feature, it will be possible to obtain brief views between vegetated areas and over the pastoral landscape of the OBDA and haul roads from State Highway 1 travelling northward. These potential effects are considered in the Landscape and visual assessment (refer Appendix 9). It should be recognised that the haul road will be progressively buried by the OBDA footprint and will follow the contours of the ridgeline between the Otaika quarry and disposal area this will mean the effects of the haul road is distant, temporary in nature and will not be obtrusive to the extent it would adversely affect the visual coherence of the area. The proposal is not considered to significantly impact on the Notable Landscape on the property adjoining the site.
Policy 16.4.9	To ensure that adverse visual effects of earthworks scarps on outstanding natural features and landscapes are avoided and that the adverse visual effects on notable landscapes, coastal landscapes and other landscapes are avoided, remedied or mitigated far as practicable, by encouraging re-vegetation of earthworks scarps.	As above, the proposal is located on land which does not meet the criteria to be considered an Outstanding Landscape or Outstanding Natural Feature, it is proposed to undertake earthworks however this is within an undulating and varied landform and located on the edge of amphitheatre form which will be progressively revegetated or restored to pasture.
Policy 16.4.10	To protect indigenous vegetation which contributes to the character and visual	The proposed works will affect some indigenous vegetation as outlined in

REFERENCE	PROVISION	COMMENT
	quality of landscapes from inappropriate subdivision, use and development.	the ecological effects assessment (refer Appendix 6), however the visual effects of the loss and mitigation provided through landscape and ecological mitigation measures will reduce these effects an acceptable level.
Policy 16.4.11	To encourage the rehabilitation of landscapes ensuring the remediation of the adverse effects of inappropriate land use activities. Development proposals that provide for the enhancement and rehabilitation of previously compromised landscapes may receive recognition for the positive effects provided.	The proposed works will occur on land which is modified and has low ecological values. The proposed rehabilitation measures will enhance the quality of watercourse and retained vegetation of the site. The net effect will be an increase in area and ongoing protection through stock proof fencing.
Policy 16.4.12	To identify for protection and, where possible, enhance natural features that are significant to Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and to ensure that these natural features are not adversely affected by inappropriate subdivision, use and development.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure that potential tāngata whenua values and interests have been identified and will continue to work with tāngata whenua and the site will be restored and rehabilitated in a manner consistent with the rural character of the land.
Chapter 17 Indigenous Vegetation and Habitat		
Objective 17.3.1	Maintenance and enhancement of the life-supporting capacity of ecosystems, and the biodiversity of the District.	The proposed works include a rehabilitation programme for the watercourse which enhance and maintain the life supporting capacity and biodiversity of the district in particular: <ul style="list-style-type: none"> the stream is highly compromised through long term stock intrusion and the new watercourse will be reconstructed with a naturalised form and riparian planting secured with stock proof fencing. fish relocation will occur prior to works commencing to ensure that the effects on native fish are minimised.
Objective 17.3.2	Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate subdivision, use and development.	The Pegram Block is not identified as containing any significant indigenous vegetation or habitats in the relevant planning documents, and has been assessed by a suitably qualified ecologist who has concluded that ecological values within the overburden placement site at Pegram Block are of low value and the proposed reconstructed watercourse which provides for fish passage and fish habitat along with riparian planting will mitigate the ecological effects of the works.

REFERENCE	PROVISION	COMMENT
Policy 17.4.4	Effects To avoid, remedy or mitigate the adverse effects of land use activities on areas of indigenous vegetation and significant habitats of indigenous fauna, including areas of value to tangata whenua, as determined by Schedule 17A, so as to maintain its ecological values.	The areas of vegetation and habitat in the Pegram Block would not meet the criteria in Schedule 17A.
Chapter 18 Minerals		
Objective 18.3.1	Exploration, extraction and processing of minerals occurs in a manner that avoids, remedies or mitigates any adverse effects on the environment and community, and on the relationship of tangata whenua with their ancestral lands, sites, water, waahi tapu and other taonga.	GBC Winstone have consulted with the Ruarangi Trust Board to ensure potential tāngata whenua values are suitably identified and managed by the proposed works. This ongoing process will ensure that the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
Objective 18.3.2	Subdivision, use and development of land should not compromise existing safe and efficient mineral extraction, or unduly constrain potential access to, and the development of, identified significant mineral resources.	The proposed works will be undertaken in a manner to ensure that the overburden disposal will not compromise access to the aggregate resource.
Policy 18.4.1	Adverse Effects To avoid, remedy or mitigate to the extent practical, the adverse effects of mineral extraction on the ecological, landscape, heritage and amenity values of surrounding areas and on the amenity values of existing residential areas.	The use of the Pegram Block for overburden disposal provides for the access to the aggregate resource in the Otaika Quarry and the potential effects in terms of amenity will be managed to ensure they do not compromise the amenity values of the nearby existing residential properties.
Policy 18.4.2	Incompatible Activities To manage conflicts between the effects of mineral extraction activities and other land uses by ensuring that activities that are incompatible with the effects of mineral extraction activities are not established close to quarries or mines.	The use of the Pegram Block for overburden disposal will be undertaken on land adjoining residential properties and effects will be managed to ensure that the actual and potential effects in terms of amenity will be managed to ensure they do not compromise the amenity values of the nearby existing residential properties.
Policy 18.4.3	Rehabilitation To rehabilitate sites used for mineral exploration and extraction.	The Pegram Block will be progressively rehabilitated as each season and phase is completed.
Chapter 19 Natural Hazards		
Objective 19.3.1	The adverse effects of natural hazards on people, property and the environment are avoided, as far as practicable, or otherwise remedied or mitigated.	The proposed works will be undertaken in a manner to ensure that the overburden disposal will not result in damage to property or harm to people, including flood effects and potential subsidence.
Objective 19.3.2	Existing natural buffers against natural hazard effects are protected, maintained and enhanced.	The proposed reconstructed watercourses and riparian planting will be designed and implemented

REFERENCE	PROVISION	COMMENT
		to provide greater resilience in terms of potential flooding.
Policy 19.4.1	Natural Hazard Effects To ensure that subdivision, use and development do not increase the risk from, occurrence of, or the adverse effects of natural hazards.	The proposed works will be undertaken in a manner to ensure that the overburden disposal will not result or increase the probability of damage to property or harm to people, including flood effects and potential subsidence.
Policy 19.4.2	Location of Activities To avoid subdivision, use and development in identified natural hazard areas where the natural hazard is likely to impact adversely upon human health and safety, property and infrastructure.	The proposed works will be undertaken in a manner to ensure that the overburden disposal will not result or increase the probability of damage to property or harm to people, including flood effects and potential subsidence.
Policy 19.4.7	Flood Flow Paths To ensure that subdivision, use and development does not obstruct the flood flow paths of rivers and the efficient functioning of natural drainage systems.	The proposed works have been designed in recognition of the flows of water and the reconstructed water course will be designed and constructed to provide for the flows of water in a manner that will not result or increase the probability of damage to property or harm to people.
Chapter NAV Noise and Vibration		
NAV Objective 3.1	To enable a mix of activities to occur across a range of Environments, while ensuring that noise and vibration is managed within the appropriate levels for the health and wellbeing of people and communities, and for the amenity and character of the local environment.	The use of the Pegram Block for overburden disposal will be undertaken on land adjoining residential properties and potential noise and vibration effects will be managed to ensure that amenity will be maintained to appropriate levels and works will be undertaken in a manner that does not unreasonably compromise the amenity values of the nearby existing residential properties.
NAV Objective 3.2	To ensure that activities that seek a high level of acoustic and vibration amenity do not unduly compromise the ability of other lawful activities to operate.	The use of the Pegram Block for overburden disposal may generate noise however this will be for short duration and related to use of moving construction machinery, and this is not unanticipated by the plan and these effects will not be of level that would compromise the operation of other lawful activities.
NAV Policy 4.1	To establish reasonable noise and vibration limits and controls that enable appropriate activities to operate while maintaining the characteristic amenity values of each Environment.	Potential noise and vibration generating activities will comply with the relevant standards in the District Plan and will not unreasonably compromise the amenity values of the nearby existing residential properties.
NAV Policy 4.2	To avoid reverse sensitivity by:	Potential noise and vibration generating activities are provided for

REFERENCE	PROVISION	COMMENT
	<ul style="list-style-type: none"> a. Requiring suitable acoustic design standards for noise sensitive activities located in or adjacent to areas anticipating high noise levels. b. Restricting noise sensitive activities in Environments where they could unduly compromise the continuing operation of appropriate business activities. c. Considering the use of other mechanisms, such as noise control boundaries, buffer areas or building setbacks as appropriate tools to protect existing or future activities. 	<p>in the Countryside Environment and within Mineral Extraction Areas, some effects of the overburden disposal activity will extend beyond the area however mitigation measures are proposed to ensure the works will not unreasonably compromise the amenity values of the nearby existing residential properties.</p>
NAV Policy 4.3	<p>To ensure that high noise generating activities located in noise sensitive areas maintain the characteristic amenity values of each Environment by:</p> <ul style="list-style-type: none"> a. Establishing noise limits that are consistent with anticipated noise and vibration levels in each Environment, b. Requiring high noise generating activities to provide suitable mitigation measure to maintain appropriate noise levels for the health and wellbeing of people and communities, and for the amenity and character of the local environment. 	<p>Potential noise and vibration generating activities will generally comply with the relevant standards in the District Plan and where these are exceeded, they will not unreasonably compromise the noise sensitive activities such as the residential uses.</p>
NAV Policy 4.4	<p>To avoid restricting primary production activities by providing provisions that acknowledge their seasonal characteristics, transitory periods of noisiness and the effects of reverse sensitivity.</p>	<p>The overburden disposal activity is an essential element of the quarrying activity at Otaika, this ancillary primary production activity will be undertaken in a manner which is staged over several campaigns for the 35 years and can be undertaken in a manner which limits its effects on the adjoining residential properties and is necessary in order to access the significant aggregate resource.</p>
NAV Policy 4.5	<p>To ensure that noise associated with activities in open spaces and on public recreational areas is appropriate to the amenity values anticipated in the surrounding environment.</p>	<p>Potential noise and vibration generating activities will generally comply with the relevant standards in the District Plan and where these are exceeded, they will not unreasonably compromise the amenity values of the nearby open space environment.</p>

Proposed Rural Plan Changes to the Whangarei District Plan

Proposed Plan Change 102³

Chapter MIN		Minerals
1		
MIN 1.2 Objective 1	Exploration, extraction and processing of minerals avoids, remedies or mitigates any adverse effects on the environment and community.	The works associated with the OBDA will modify a watercourse, remove vegetation, is located on land identified as flood susceptible and will have the potential to introduce noise, dust, vibration and other amenity effects such changes to views and the visual character of the land. To address these a range of measures have been employed including avoidance in terms of the form and design of the OBDA, and mitigation in the form of landscape rehabilitation and enhancement for retained vegetation and with riparian planting and the exclusion of stock.
MIN 1.2 Objective 2	Exploration, extraction and processing of minerals avoids, remedies or mitigates any adverse effects on the relationship of tangata whenua with their ancestral lands, sites, water, wahi tapu and other taonga.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure that all potential tāngata whenua values and interests have been identified.
MIN 1.2 Objective 3	New subdivision, use and development of land does not compromise existing safe and efficient mineral extraction.	The proposed works are necessary to enable the efficient extraction of the mineral resource and whilst the overburden will be placed on rural zoned land (Countryside Environment) which is adjoined by residential properties the works have been design and will be undertaken to minimise potential adverse effects.
MIN 1.2 Objective 4	New subdivision, use and development does not unduly constrain potential access to and development of, nationally and regionally significant mineral resources	As above, noting that Otaika quarry contains a regionally significant mineral resource and the works and the OBDA is necessary to obtain continued access to this important resource.
MIN 1.2 Policy 1	To avoid, remedy or mitigate the adverse effects of exploration, extraction and processing of minerals on the ecological, landscape, heritage and amenity values of surrounding areas and on the amenity values of existing residential areas by applying Environment and district wide provisions.	To address the actual and potential effect of the works a range of measures have been employed including avoidance in terms of the form and design of the OBDA, the hours of operation and duration of works and the rehabilitation works.
MIN 1.2 Policy 2	To avoid, remedy or mitigate adverse effects of exploration, extraction and processing of minerals on the relationship of tangata whenua with their ancestral lands, sites, water, wahi tapu and other taonga by	GBC Winstone have consulted with the Ruarangi Trust Board to seek to ensure that all potential tāngata whenua values are identified. To date, GBC Winstone has been

³ The other rural plan changes include additional proposed objectives and policies which provide policy framework that remains generally consistent with that of the Operative District Plan. A decision on submissions has not been made at this time and very little weight can be given to these objectives and policies at this time.

	requiring a cultural impact assessment written by the relevant tangata whenua and kaitiaki for all resource consent applications for mineral extraction.	advised the site does not have any areas of cultural significance by the Trust Board.
MIN 1.2 Policy 3	To avoid adverse effects on significant areas by avoiding mineral extraction within identified Sites of Significance to Maori.	As above, the site is not identified as a Site of Significance to Maori.
MIN 1.2 Policy 4	To manage conflicts between the effects of mineral extraction activities and other land uses by ensuring that activities that are incompatible with the effects of mineral extraction activities are not established close to existing quarries or mines	The proposed works are necessary to enable the efficient extraction of the mineral resource and whilst the overburden will be placed on rural zoned land which is adjoined by residential properties the works have been design and will be undertaken to minimise effects on these properties.
MIN 1.2 Policy 5	To rehabilitate sites historically used for mineral exploration and extraction to enable the land to be used by other activities.	The site will be progressively rehabilitated following overburden disposal and will be used for grazing purposes both during the works and for the final land use.
MIN 1.2 Policy 6	To identify and provide for nationally and regionally significant mineral resources (where extraction rates are known) by mapping as Mineral Extraction Areas and applying provisions.	The Otaika quarry and part of the Pegram block is identified in the District Plan maps as Mineral Extraction Area (MEA3).
Chapter MEA. 1	Mineral Extraction Areas	
MEA 1.2 Objective 1	The extraction and processing of identified nationally and regionally significant mineral resources is provided for while ensuring that the adverse effects associated with these activities are avoided, remedied or mitigated.	The proposed works are necessary to enable the efficient extraction of the mineral resource and whilst the overburden will be placed on rural zoned land which is adjoined by residential properties the works have been design and will be undertaken to minimise effects on these properties.
MEA 1.2 Objective 2	New subdivision, use and development of land does not compromise or unduly constrain the operation and development of identified nationally and regionally significant mineral resources.	The proposed works are necessary to enable the efficient extraction of an identified regionally significant mineral resource and whilst the overburden will be placed on rural zoned land (Countryside Environment) is adjoined by residential properties, the works have been design and will be undertaken to minimise effects on these properties.
MEA 1.3 Policy 1	To provide for the continued extraction and processing of nationally and regionally significant mineral resources by identification as MEA Mining Area and Buffer Area.	The Otaika quarry and part of the Pegram block is identified in the District Plan maps as a Mineral Extraction Area.
MEA 1.3 Policy 2	To manage conflicts between the effects of mineral extraction activities and other land uses by ensuring that sensitive activities are not established close to MEAs.	Refer to comments with MEA 1.2 Objective 2 above.
MEA 1.3 Policy 2	To avoid, remedy or mitigate adverse visual impacts from MEAs on significant	The Pegram block is not subject to any existing or proposed significant

	landscapes, significant natural areas and significant natural features by applying district wide provisions.	landscape, outstanding natural feature or significant natural areas. A notable landscape is located on an adjoining site.
MEA 1.3 Policy 4	To avoid, remedy or mitigate the adverse effects of mineral extraction within MEAs, on the ecological, landscape, heritage and amenity values of surrounding areas and on the amenity values of existing residential areas.	The works have the potential to introduce amenity effects including changes to views and the visual character of the land. The works will also modify vegetation and a tributary to Te Waiiti Stream. To address these a range of measures have been employed including avoidance in terms of the form and design of the OBDA, the hours of operation and duration of works and the restoration and rehabilitation works, along with landscape screening.
MEA 1.3 Policy 5	To provide for the height requirements of mineral extraction activities, such as overburden placement and buildings such as silos, while mitigating the potential adverse effects by requiring setbacks and considering screening and topography in site design.	The form and design of the OBDA has been developed in recognition of landform, views and natural features. The works will result in a change to the character of the land however at the end of each earthworks season works will cease and the site will be re-grassed and as each phase is completed rehabilitating it in keeping with the rural character of the land.
MEA 1.3 Policy 6	To avoid compromising the safety and efficiency of the roading network by limiting traffic movements on minor roads associated with MEAs and by providing for traffic controls and forming or upgrading roads in the vicinity of the MEA, where necessary.	The OBDA site is located adjoining the Otaika quarry site and traffic will utilise an internal road to move overburden from the quarry to the disposal area.
MEA 1.3 Policy 7	To provide for the efficient provision of infrastructure by ensuring all relevant matters relating to infrastructure and engineering are designed in accordance with Council's Environmental Engineering Standards 2010.	The OBDA has been designed and will be constructed and supervised by suitably qualified engineers to ensure drainage structures and the overall stability of the OBDA is achieved in accordance with the relevant best practice standards.

Regional Air Quality Plan for Northland

REFERENCE	PROVISION	COMMENT
Objective 6.6.1	The sustainable management of Northland's air resource including its physical, amenity and aesthetic qualities by avoiding, remedying or mitigating adverse effects on the environment from the discharge of contaminants to air.	The proposed works will employ measures to ensure that contaminants to air (dust nuisance) from the works are suitably managed and will not result in offensive or objectionable dust deposition, or any noxious or dangerous levels of airborne particulate matter, beyond the boundary of the subject property.
Objective 6.6.2	The maintenance and, where necessary, enhancement of the quality of the environment so that it is free from noxious, dangerous, offensive or objectionable adverse effects associated with discharges to air, such as odour, dust, smoke and poor visibility.	<p>The proposed works comprising:</p> <ul style="list-style-type: none"> • Enabling works including construction of the haul roads, removal of topsoil and construction of erosion and sediment controls; and • Construction of the toe bund to the overburden disposal area. • Placement and compaction of overburden. • Operation of vehicles on the haul roads. • Rehabilitation of the overburden disposal area. • Wind erosion of fill areas. <p>Has the potential to generate contaminants to air and these will be managed on-site for the duration of the works to ensure the quality of the environment is maintained and do not generate nuisance effects beyond the site.</p>
Objective 6.6.3	The reduction and minimisation of adverse effects from discharges of contaminants to air of global significance, such as greenhouse gases or ozone depleting substances, in agreement with government policy.	The proposal whilst generating emissions from construction and operational vehicles will enable the ongoing extraction of the local aggregate resource, minimising road transport and providing benefits in terms of infrastructure upgrading and efficient urban development which have the potential to generate much greater quantities of globally significant air discharges.
Policy 6.7.1	To maintain the existing high standard of ambient air quality in the Northland region, and to enhance air quality in those instances where it is adversely affected, by avoiding, remedying or mitigating adverse effects of activities discharging contaminants to air.	The proposed works whilst having the potential to impact on ambient air quality will be undertaken and managed to ensure that air quality is maintained overall.
Policy 6.7.2	To avoid, remedy or mitigate the adverse effects generated by discharges of contaminants to air including cumulative or synergistic/interactive effects.	The proposed works will be undertaken and managed to ensure that adverse effects are minimised and given the nature of the surrounding environment

REFERENCE	PROVISION	COMMENT
		and potential type of discharge cumulative, and synergistic/ interactive effects are avoided.
Policy 6.7.3	To recognise that many activities which discharge contaminants to air have a minor effect on the quality of Northland's air environment.	The proposed works will be undertaken and managed to ensure that adverse effects are minimised and whilst there may be some minor short duration effects, the recommended mitigation measures will ensure that the effects on surrounding environment are suitably managed and do not generate nuisance effects beyond the site.
Policy 6.7.4	To manage the discharge of hazardous, noxious and dangerous contaminants to air in a manner that ensures any adverse environment effects, including on human health, are avoided, remedied or mitigated.	The proposed works will be undertaken and managed to ensure that adverse effects are minimised and given the nature of the surrounding environment and potential type of discharge hazardous, noxious and dangerous contaminants to air are avoided.
Policy 6.7.5	Where the effects of activities are unknown or not well understood, to adopt a precautionary approach to the granting of resource consent applications for the discharge of contaminants to air where it is considered that the effects of such discharges on the environment may be significant.	The proposed works have been fully assessed by a suitably qualified air quality scientist, who has identified the likely sources of discharges to air and recommended measures to manage these effects and seek to ensure nuisance effects beyond the site.
Policy 6.7.6	Where necessary, apply the best practicable option to discharges of contaminants to air, while complying with the other policies in this Plan.	Contaminants to air (dust) will be managed using best practice methods which is consistent with the objectives and policies in the Regional Air Quality Plan for Northland.
Policy 6.7.7	To recognise that discharges of contaminants to air may adversely affect other receiving environments.	Contaminants to air (dust) will be managed using best practice methods to ensure that these are managed on the site and do not have effects on the receiving environment and do not generate nuisance effects beyond the site.
Policy 6.7.8	To support and implement national policies that seek to avoid, remedy or mitigate the adverse effects on the global environment of motor vehicle and greenhouse gas emissions and ozone depleting substances.	The proposal will require the use of earthmoving machines, contractors transport and other air emissions from construction and operational vehicles however these activities are not inconsistent with any national policy documents and will overall reduce emissions minimising road transport and providing benefits in terms of infrastructure upgrading and efficient urban development.

REFERENCE	PROVISION	COMMENT
Policy 6.7.10	To promote the integrated management natural and physical resources in order to avoid, remedy or mitigate the adverse effects of discharges of contaminants to air.	Contaminants to air (dust) will be managed using best practice methods integrated with full suite of mitigation measures to ensure that these potential effects are managed and do not generate nuisance effects beyond the site.
Specific Policy for Dust 6.9.1	To avoid, remedy or mitigate any noxious, dangerous, offensive or objectionable effects of discharges of dust into the air.	Contaminants to air (dust) will be managed using best practice methods to ensure that these are managed on the site and do not generate nuisance effects beyond the site.

Regional Water and Soil Plan for Northland

REFERENCE	PROVISION	COMMENT
Section 6	Recognition of and Provision for Maori and their Culture and Traditions	
Objective 6.3.1	The management of the natural and physical resources within the Northland region in a manner that recognises and provides for the traditional and cultural relationships of tangata whenua with the land and water.	GBC Winstone have consulted the Ruarangi Trust Board regarding the proposed works including rehabilitation. Tāngata whenua values and interests in fresh water and freshwater ecosystems have been recognised.
Policy 6.4.1	To recognise and, as far as practicable provide for the relationship of Maori and their culture and traditions with respect to the use, development and protection of natural and physical resources in the Northland region.	The proposed works are located in an area that is not identified as being of significance to tāngata whenua in the District Plan or other statutory documents. The design of the works will ensure that the mauri of water is maintained by utilising best practice sediment and erosion controls. In addition the re-alignment of the watercourse and its restoration will achieve benefits in terms of water quality, quantity and ecosystems, and the downstream receiving environment including the coast.
Policy 6.4.2	To gain an understanding, and as far as practicable, provide for the concerns and cultural perspectives of tangata whenua in regard to the disposal of waste into water.	GBC Winstone have consulted with the Ruarangi Trust Board to seek to that all potential tāngata whenua values and interests have been identified and the potential effects are suitably managed by the proposed works, where no waste is proposed to be discharged to water and sediment and erosion controls will ensure that discharges from earthworks are appropriately managed.
Policy 6.4.3	To have particular regard for kaitiakitanga and consider options for the involvement of tanaata whenua in monitoring the use, development and protection of resources within the Northland region.	GBC Winstone will continue to consult with the Ruarangi Trust Board to ensure that all potential tāngata whenua values and interests continue to monitored and resources appropriately managed.
Policy 6.4.4	To provide appropriate technical advice and information to assist iwi authorities in the development of hapu/iwi management plans for natural and physical resources within the area of their rohe.	GBC Winstone consulted with the Ruarangi Trust Board so as to enable the effects of the proposal to be fully understood and that appropriate recognition is given to tāngata whenua values and interests.
Section 7	Water Quality Management	
Objective 7.4.1	The maintenance or enhancement of the water quality of natural water bodies in the Northland region to be suitable, in the long-term, and after	The proposed works which includes the realignment of a watercourse, bulk earthworks

REFERENCE	PROVISION	COMMENT										
	<p>reasonable mixing of any contaminant with the receiving water and disregarding the effect of any natural events, for such of the purposes listed below as may be appropriate:</p> <table border="1"> <thead> <tr> <th>TYPE OF WATER BODY</th> <th>PURPOSES</th> </tr> </thead> <tbody> <tr> <td>Lakes, rivers, streams –</td> <td>aquatic ecosystems, contact recreation, water supplies, aesthetic and cultural purposes</td> </tr> <tr> <td>Freshwater wetlands –</td> <td>aquatic ecosystems, cultural purposes</td> </tr> <tr> <td>Groundwater, potentially usable –</td> <td>water supply, protection of uses of receiving water body</td> </tr> <tr> <td>Other groundwater –</td> <td>protection of uses of receiving water body</td> </tr> </tbody> </table>	TYPE OF WATER BODY	PURPOSES	Lakes, rivers, streams –	aquatic ecosystems, contact recreation, water supplies, aesthetic and cultural purposes	Freshwater wetlands –	aquatic ecosystems, cultural purposes	Groundwater, potentially usable –	water supply, protection of uses of receiving water body	Other groundwater –	protection of uses of receiving water body	<p>and overburden disposal will be undertaken in a manner which ensures the quality of natural waterbodies is left in the same or better condition at completion with restoration and enhancement works proposed address the modifications to the watercourse and wetlands. Sediment and erosion controls will also be utilised during periods of land disturbance to ensure that discharges in water do not diminish the quality of water and the receiving environment.</p>
TYPE OF WATER BODY	PURPOSES											
Lakes, rivers, streams –	aquatic ecosystems, contact recreation, water supplies, aesthetic and cultural purposes											
Freshwater wetlands –	aquatic ecosystems, cultural purposes											
Groundwater, potentially usable –	water supply, protection of uses of receiving water body											
Other groundwater –	protection of uses of receiving water body											
Policy 7.5.1	<p>Where the existing water quality of lakes, rivers and streams is the same or higher than the water quality which is suitable for aquatic ecosystems, contact recreation, water supply, aesthetic or cultural purposes, to ensure that the water quality shall not be allowed to be reduced, unless it is consistent with the purpose of the Act to do so.</p>	<p>The proposed works will ensure that water quality is not reduced and will result in net positive effects once rehabilitation and enhancement works are completed.</p>										
Policy 7.5.2	<p>Having regard to Policy 7.5.1, the Council will identify specific natural water bodies or parts of natural water bodies within the Northland region to be managed for some of the following purposes as may be appropriate: aquatic ecosystems, contact recreation, water supplies, aesthetic and cultural values.</p>	<p>The proposed works will not result in a reduction of water quality in terms of the identified purposes currently occurring on the site and in the receiving environment. The works are not inconsistent with the outcomes specified in the <i>Draft Whangarei Catchment Plan</i> (dated 7 June 2016).</p>										
Policy 7.5.3	<p>Until such time as the classification system referred to in Policy 7.5.2 is introduced, when processing applications for discharge permits, the Council will have regard to:</p> <ol style="list-style-type: none"> Existing water quality and uses of the subject water body; Community aspirations for future use of the water body (as expressed in submissions on consent applications); Opportunities for enhancement of water quality; Relevant water quality guidelines (refer also Methods 7.06.07 to 7.06.10) 	<p>During the works the proposal will employ measures to manage the actual and potential effects of land disturbing activities through sediment and erosion controls and realign the watercourse in a manner which minimises effects. On completion and progressively through the rehabilitation and enhancement works will result in improved water quality enhancing riparian planting, providing habitat and shading to water courses.</p>										
Policy 7.5.4	<p>The Council will not grant a discharge permit which, either on its own or in combination with other lawful discharges, will result in any of the following effects in the receiving water, after reasonable mixing:</p> <ol style="list-style-type: none"> The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; Any conspicuous change in the colour or visual clarity; Any emission of objectionable odour; 	<p>The proposed works will be undertaken in a manner that achieves the outcomes in Policy 7.4.4 and will not result in a compromising water quality as set out in clauses (a) – (d).</p>										

REFERENCE	PROVISION	COMMENT
	<p>(d) The rendering of freshwater unsuitable for consumption by farm animals.</p> <p>Except where:</p> <p>(i) exceptional circumstances justify the granting of a permit; or</p> <p>(ii) the discharge is of a temporary nature; or</p> <p>(iii) the discharge is associated with necessary maintenance work</p> <p>Where a discharge is granted in reliance on the exceptions above, the Council may impose conditions requiring the holder of the discharge permit to undertake works in such stages throughout the duration of the permit that will ensure that upon expiry of the permit (or such earlier date as is specified in the conditions) the holder can meet the requirements of Policies 7.5.2 or 7.5.3, whichever is applicable.</p>	
Policy 7.5.5	<p>When determining what constitutes a reasonable mixing zone, the Council will take into account:</p> <p>(a) The characteristics of the discharge and the sensitivity of the receiving water;</p> <p>(b) The assimilative capacity of the receiving water body;</p> <p>(c) The proximity and effects of other discharges;</p> <p>(d) The proximity of, and likely effects on, downstream uses;</p> <p>(e) The desirability of keeping the mixing zone as small as practicable;</p> <p>(f) The availability and cost effectiveness of current treatment technology.</p>	The proposed mitigation measures to manage the actual and potential effects of the proposal have been designed in recognition of Policy 7.5.5's description of a <i>reasonable mixing zone</i> .
Policy 7.5.6	To ensure that water quality is managed appropriately in situations where water bodies possess high ecological values which are dependent on water quality.	Neither the site nor downstream receiving environment is identified as having high ecological values.
Transitional Policy 7.8.1	<p>When considering any application for a discharge the consent authority must have regard to the following matters:</p> <p>(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water and</p> <p>(b) the extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided.</p>	The proposed works will be undertaken in a manner which ensures that the actual and potential effects of contamination, primarily through silt and sediment entry to water is managed to ensure the life-supporting capacity including the associated ecosystems is suitably protected.
Transitional Policy 7.8.2	<p>When considering any application for a discharge the consent authority must have regard to the following matters:</p> <p>(a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and</p>	The proposed works will be undertaken in a manner which ensures that the actual and potential effects of contamination, that could affect the health of people and communities is managed.

REFERENCE	PROVISION	COMMENT
	(b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided.	
Transitional Policy 7.8.3	This policy applies to the following discharges (including a diffuse discharge by any person or animal): (a) a new discharge or (b) a change or increase in any discharge – of any contaminant into fresh water, or onto land in circumstances that may result in that contaminant (or, as a result if any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.	The proposed works on the Pegram Block which involves potential discharges arising during the realignment of a watercourse, bulk earthworks and overburden disposal is subject to the transitional policy (7.8.1 – 7.8.5).
Section 8 Discharges		
Objective 8.6.1	The effective treatment and/or disposal of contaminants from new and existing discharges in ways which avoid, remedy or minimise adverse effects on the environment and on cultural values.	The proposed works will be undertaken in a manner to ensure potential tāngata whenua values and interests are recognised and management of actual and potential effects arising from the works are suitably managed
Objective 8.6.2	The reduction and minimisation of the quantities of contaminants entering water bodies, particularly those that are potentially toxic, persistent or bio-accumulative.	The potential effects in terms of discharges relate primarily to silt and sediment discharges which are to managed by erosion and sediment controls. Measures to ensure that fuel and other potentially hazardous material is prevented from entering watercourses.
Specific Policy for Stormwater Diversions and Discharges 8.17.1	To manage the diversion and discharge of stormwater in a way that provides safeguards against flooding and maintains or enhances water quality.	Part of the site is identified in the Whangarei District Plan as being 'flood susceptible' the sediment and erosion controls associated with land disturbing activities and realignment of the watercourse have been designed in recognition of potential flood events and the restoration and enhancement works will result in improved riparian planting, and provide greater resilience during flood events.
Special Policy for Stormwater Diversions and Discharges 8.17.2	To require the inclusion of water quality controls as far as practicable in existing stormwater management systems that are known to be causing concentrations of contaminants within the receiving environment that are in excess of applicable water quality and/or sediment quality guidelines.	The proposed land disturbing activities will utilise sediment and erosion controls water quality is maintained and the proposal will increase contaminant discharges into that exceed relevant guidelines.

REFERENCE	PROVISION	COMMENT
Specific Policy for Stormwater Diversions and Discharges 8.17.4	To promote best practice for stormwater management design, including low impact options.	The proposed land disturbing activities and stream realignment will utilise best practice stormwater management design to reduce water velocity, temperature and maintain water quality.
Specific Policy for Stormwater Diversions and Discharges 8.17.5	To promote stormwater management practices that avoid or minimise the discharge of contaminants from industrial and trade premises into stormwater drainage systems.	The proposed land disturbing activities and stream realignment will utilise best practice stormwater management practices to ensure contaminants to ensure that fuel and other potentially hazardous material is prevented from entering watercourses.
Specific Policy for Stormwater Diversions and Discharges 8.17.6	To encourage activities to operate in accordance with industry standards and/or environmental guidelines where these are intended to avoid, remedy or mitigate the adverse effects of stormwater contamination.	The works will be undertaken in accordance with industry standards to ensure contaminants are managed and the effects on water are avoided and/or minimised.
Specific Policy for Stormwater Diversions and Discharges 8.17.7	To permit the discharge of stormwater from hazardous substance storage areas and industrial or trade premises if sufficient safeguards are adopted to avoid, remedy or mitigate the potential adverse effects associated with stormwater contamination.	The proposed works will be undertaken in a manner to ensure that contaminants to water including fuel and other potentially hazardous material is prevented from entering watercourses.
Transitional Policy 8.20.1	When considering any application for a discharge the consent authority must have regard to the following matters: <ul style="list-style-type: none"> (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with fresh water and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on freshwater, and on any ecosystem associated with fresh water, resulting from the discharge shall be avoided. 	The proposed works will be undertaken in a manner that is consistent with the outcomes in Policy 8.20.1 and will not compromise water quality or ecosystems as set out in clauses (a) – (b).
Transitional Policy 8.20.2	When considering any application for a discharge the consent authority must have regard to the following matters: <ul style="list-style-type: none"> (a) the extent to which the discharge would avoid contamination that will have adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water 	The proposed works will be undertaken in a manner that is consistent with the outcomes in Policy 8.20.2 and will not will have adverse effect on the health of people and communities as set out in clauses (a) – (b).

REFERENCE	PROVISION	COMMENT
	resulting from the discharge would be avoided.	
Transitional Policy 8.20.3	This policy applies to the following discharges (including a diffuse discharge by any person or animal): (a) a new discharge or (b) a change or increase in any discharge – of any contaminant into fresh water, or onto land in circumstances that may result in that contaminant (or, as a result if any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.	The proposed works will be undertaken in a manner that ensures contaminant discharges are suitably managed consistent with the outcomes in Policy 8.20.3.
Section 9 Surface Water Quantity Management		
Objective 9.4.1	The maintenance of water flows and levels in rivers, lakes and indigenous wetlands that are sufficient to provide for the preservation of their natural character, safeguard life-supporting capacity, and has particular regard to protecting their intrinsic ecosystem, amenity and cultural values.	The proposed works will alter the flows of surface water as a result of land disturbing activities and realignment of the watercourse. These works will be undertaken in a manner that minimises effects and maintains base flows and surface flows to ensure the natural character and safeguarding the life-supporting capacity of the downstream environment. Ensuring overall that ecosystem, amenity and cultural values are restored and maintained in the Pegram Block in association with reconstructed watercourse.
Objective 9.4.2	The sustainable management of Northland's surface water resource whilst avoiding, remedying or mitigating adverse environmental effects.	The proposed works will maintain and enhance the surface water resource with measures employed to avoid and mitigate effects including erosion and sediment controls, stream reconstruction and restoration and enhancement works.
Objective 9.4.3	The efficient use of surface water.	The proposed works will temporarily divert surface water during land disturbing activity including the realignment of the watercourse, this also constituting a permanent diversion. However surface water where diverted for detention purposes will be fully treated before being discharged back into the downstream environment.
Policy 9.5.10	Notwithstanding Policy 9.05.08 to ensure that, as a result of taking, use, damming and diverting water: (a) The natural character of the river or lake and its margins is preserved, as far as practicable; (b) Adverse effects on significant indigenous wetlands are avoided and	The proposed works will temporarily divert surface water during land disturbing activity including the realignment of the watercourse. The realignment will result in permanent diversion. It is proposed to fully restore and enhance the watercourse and the following is noted:

REFERENCE	PROVISION	COMMENT
	<p>adverse effects on other wetlands are avoided, remedied or mitigated;</p> <p>(c) Particular regard is had to the maintenance of amenity, landscape, heritage, cultural and recreational values are;</p> <p>(d) Bed and bank stability is maintained;</p> <p>(e) Adverse effects on the ecology of rivers and lakes are avoided where practicable, or remedied or mitigated;</p> <p>(f) Adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated to the extent practicable.</p> <p>(g) Adverse effects on the water quality of rivers, lakes and wetlands are avoided, remedied or mitigated.</p> <p>(h) Adverse effects on the migration and spawning of native fish are avoided, remedied or mitigated.</p>	<ul style="list-style-type: none"> • Whilst the current character of the existing watercourse will be altered as part of the realignment process the stream is highly compromised through long term stock intrusion and the new watercourse will be reconstructed with a naturalised form and riparian planting secured with stock proof fencing. • The watercourse and downstream receiving environment is not identified as being a significant indigenous wetland. • Fish relocation will occur prior to works commencing to ensure that the effects on native fish are minimised.
Policy 9.5.13	<p>To recognise, and as far practicable, provide for the cultural and spiritual values held by the tangata whenua for the resource when considering applications for the taking, using, damming or diverting of water from surface water resources.</p>	<p>GBC Winstone have consulted the Ruarangi Trust Board to ensure that all potential tangata whenua values and interests have been identified and the potential effects are suitably managed by the proposed works.</p>
Transitional Policy 9.8.1	<p>When considering any application the consent authority must have regard to the following matters:</p> <p>(a) The extent to which the change would adversely affect safeguarding the life-supporting capacity of fresh water and of any associated ecosystem and</p> <p>(b) The extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided.</p> <p>The policy applies to:</p> <p>(a) Any new activity and</p> <p>(b) Any change in the character, intensity or scale of any established activity – that involves any taking, using, damming or diverting of fresh water or draining of fresh water or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any fresh water, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out). This policy does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management takes effects on 1 July 2011.</p>	<p>The proposed works will be undertaken in a manner that is consistent with the outcomes in Policy 9.8.1 and the actual and potential effects on the life-supporting capacity of fresh water and of any associated ecosystem will be managed.</p>

REFERENCE	PROVISION	COMMENT
Section 10	Groundwater Management	
Objective 10.4.1	The sustainable use and development of Northland's groundwater resources while avoiding, remedying or mitigating actual and potential adverse effects on groundwater quantity and quality.	The proposed land disturbing activities and stream realignment will be undertaken in a manner which will not have compromise groundwater flows.
Objective 10.4.2	The sustainable management of groundwater resources in conjunction with the sustainable management of surface water resources.	The proposed land disturbing activities and stream realignment have been assessed by suitably qualified hydrogeologists who have concluded that the actual and potential effects of the proposal on groundwater and surface water is acceptable.
Objective 10.4.3	The management of groundwater resources so that the potential adverse effects of land subsidence are avoided.	The proposed works will be undertaken in a manner which will not have any actual and potential effects on nearby land stability and integrity.
Policy 10.5.1	To ensure the sustainable use of groundwater resources, by avoiding groundwater takes that exceed recharge which result in any of the following: <ul style="list-style-type: none"> (a) Saltwater intrusion or reduced groundwater quality; (b) A lowering of the groundwater table below existing efficient bore takes; (c) A lowering of the temperature of geothermal waters in geothermal aquifers and springs; (d) Adverse effects on surface water resources in terms of Policy 10.05.07. 	The proposed works which will lead to minor changes in groundwater flows will be undertaken in a manner which will not reduce groundwater quality or any nearby groundwater take.
Policy 10.5.2	To recognise that aquifers 'at risk' to adverse effects may be in locations where: <ul style="list-style-type: none"> (a) The overlying soils are suitable for water intensive land uses; or (b) There are limited surface water resource; or (c) There are numerous springs; or (d) One of the aquifer's boundaries is sea water; or (e) On-site effluent disposal occurs over unconfined aquifers; or (f) There is geothermal activity; or (g) The aquifer's recharge area is compromised by inappropriate subdivision, use or development. 	The proposed works which will lead to minor changes in groundwater flows will be undertaken in a manner which will not reduce groundwater quality or any nearby aquifer.
Policy 10.5.7	To ensure the springflows to associated surface water bodies, and water levels in lakes and wetlands, which may be affected by groundwater takes, are sufficient to: <ul style="list-style-type: none"> (a) Maintain the life supporting capacity of the surface water resource; (b) Protect the natural character of the surface water body and the habitats of aquatic flora and fauna; Section 10 – Groundwater Management 106 	The proposed works which will lead to minor changes in groundwater flows will be undertaken in a manner which will not reduce groundwater quality or surface flows.

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	<p>Regional Water and Soil Plan for Northland</p> <p>(c) Maintain any associated or dependent values, such as amenity or recreational values; and</p> <p>(d) Protect the water supply of any existing authorised user of the surface water resource</p>	
Policy 10.5.9	To avoid, remedy or mitigate any ground subsidence as a result of groundwater takes, use or diversion, where this is likely to cause adverse flooding, drainage problems, or building damage.	The proposed works which will lead to minor changes in groundwater flows will be undertaken in a manner which will not lead to any additional downstream flooding, drainage problems of damage to buildings.
Section 11	Use of River and Lake Beds and Development on Floodplains	
Objective 11.4.1	To ensure that the use of river and lake beds is undertaken in a manner that preserves natural character through, and has regard to maintaining amenity values, minimising erosion and safeguarding the life supporting capacity of associated ecosystems.	Part of the site is identified in the Whangarei District Plan as being 'flood susceptible' and proposed works will modify a watercourse (that does not meet the definition of river) and alter the flows of water as a result of land disturbing activities and realignment of the watercourse. These will be undertaken in a manner that minimises effects and maintains base flows and surface flows to ensure the natural character and safeguarding the life-supporting capacity of the downstream environment and ensuring that ecosystem, amenity and cultural values are restored and maintained in the Pegram Block in association with reconstructed watercourse.
Objective 11.4.5	The provision of fish and invertebrate passage for indigenous fish and invertebrate species and trout, within rivers, lakes and indigenous wetlands sufficient to sustain viable fish and invertebrate populations.	The realignment of the watercourse will be designed and constructed to ensure that fish passage is achieved and riparian planting and fencing will enhance the life supporting capacity of the reconstructed watercourse.
Policy 11.5.2	When considering applications for activities affecting the bed of a river or lake, to recognise, and as far as practicable, provide for the cultural and spiritual values held by the tangata whenua for the bed, and for the water body.	GBC Winstone have consulted with the Ruarangi Trust Board to ensure that all potential tāngata whenua values and interests have been identified and the potential effects are suitably managed by the proposed works.
Policy 11.5.6	To ensure that when undertaking works in the beds of rivers and on flood plains that are required to maintain a free flow of water, adverse	Proposed works located in a <i>flood susceptible</i> area will modify a watercourse (that does

REFERENCE	PROVISION	COMMENT
	environmental effects are avoided, remedied or mitigated.	not meet the definition of river) and alter the flows of water as a result of land disturbing activities and realignment of the watercourse. These will be undertaken in a manner that minimises effects and maintains base flows and surface flows through the site and restoration works will ensure the natural character and safeguard the life-supporting capacity.
Section 12 Land Management		
Objective 12.5.1	The protection of soil resources including soil quality and soil quantity, from degradation or loss as a result of unsustainable land use and land use practices.	The proposed land disturbing activities will utilise methods to protect soil loss through design and implementation of best practice soil and erosion controls. Top soil and subsoil will be stockpiled and re-spread as part of rehabilitation and revegetation and final landform, and the site will continue to be used for pastoral grazing purposes.
Objective 12.5.2	The safeguarding of the life-supporting capacity of the life-supporting capacity of water and ecosystems from the adverse effects of unsustainable land uses and land use practices.	The proposed land disturbing activities and stream realignment will utilise methods to protect soil loss through design and implementation of best practice soil and erosion controls.
Objective 12.5.3	People and communities are informed about sustainable land management and the impacts of their activities on soil and water resources.	GBC Winstone have consulted key stakeholders including nearby neighbours and communities detailing the nature of the proposal including effects on managing soil and water.
Objective 12.5.4	Avoid, remedy or mitigate the adverse effects of activities so as to achieve the protection of areas of significant indigenous vegetation, significant habitats of indigenous fauna, natural character of water bodies and their margins; and to recognise and provide for waahi tapu and other sites of significance to tangata whenua.	The proposed land disturbing activities and stream realignment will utilise methods to protect and manage the potential effects of the proposal on the environment soil loss through design and implementation of best practice soil and erosion controls. This includes recognition of tāngata whenua values.
Policy 12.6.1	To promote soil conservation as an integral part of all land use and development activities by: <ul style="list-style-type: none"> (a) Encouraging sustainable land use practices; (b) Addressing on-site and off-site water and soil, problems; (c) Addressing actual and potential erosion problems 	The proposed land disturbing activities will utilise methods to protect soil loss through design and implementation of best practice soil and erosion controls. The Pegram Block is not identified as containing prime or elite soils and top soil and subsoil will be stockpiled and respreads as part of rehabilitation and

REFERENCE	PROVISION	COMMENT
	(d) Maintaining soil quality (depth, structure, water holding capacity, organics matter and fertility) as far as practicable/	revegetation and the completed final landform will maintain it's use for pastoral grazing.
Policy 12.6.2	To avoid, remedy or mitigate adverse effects of land use activities on water bodies and their margins, particularly on water quality, water flows and levels, aquatic ecosystems and riparian habitats.	The proposed works which includes the realignment of a watercourse, bulk earthworks and overburden disposal will be undertaken in a manner which ensures the quality of natural waterbodies is left in the same or better condition at completion with restoration and enhancement works.
Policy 12.6.3	To avoid or reduce the discharge of sediment to all surface waters and to minimise soil losses from land use activities, particularly on erosion prone land.	The proposed land disturbing activities will utilise methods to protect soil loss through design and implementation of best practice soil and erosion controls. The land is not identified as being 'Erosion Prone' in Appendix 6 - Maps of Erosion Prone Land of the Regional Water and Soil Plan.
Policy 12.6.4	When assessing applications for resource consents for land disturbance activities adjacent to water bodies, to have regard to: <ul style="list-style-type: none"> (a) The maintenance of biological and physical processes; (b) The maintenance of habitat for feeding, breeding and sheltering indigenous fauna; (c) The maintenance of biodiversity; (d) The maintenance of migratory pathways for fish; (e) The times of day, or year which will least affect feeding, spawning or migratory patterns of fish and other aquatic species; (f) The amount of shading the existing riparian vegetation provides; (g) Any proposals for restoration or enhancement of riparian vegetation or aquatic ecosystems. 	The proposed works will be undertaken in a manner that is consistent with the outcomes in Policy 12.6.4 and will not compromise water quality or ecosystems as set out in clauses (a) – (g).
Policy 12.6.6	To avoid, remedy or mitigate adverse effects of vegetation clearance, where any resulting increase flood flows may have an adverse effect on human life, health and safety, and private and community property.	The proposed works located in a <i>flood susceptible</i> area and will alter the flows of water as a result of land disturbing activities and realignment of the watercourse. These will be undertaken in a manner that minimises effects and not increase flood flows and adversely effect on human life, health and safety, and private and community property.
Policy 12.6.12	To have regard to the cultural and spiritual values held by the tangata whenua for the resource	GBC Winstone will continue to consult with the Ruarangi Trust Board to ensure that all potential

REFERENCE	PROVISION	COMMENT
	when considering applications for land disturbance activities.	tāngata whenua values and interests are identified and continue to be monitored and appropriately managed.