

APPENDIX H –OBJECTIVES POLICIES ASSESSMENT (Revision A)

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Revision A: 7/9/2023

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A – OPERATIVE UNITARY PLAN

Chapter E4 – Other discharges of contaminants

Reasons for consent	
<ul style="list-style-type: none"> The proposal involves in discharge of stormwater runoff from five shooting bays’s earth bunds into land and water not otherwise provided for by a rule in the Plan, and therefore a Discretionary Activity under Rule E4.4.1(A15). 	
E1.2 Objectives (Note: Chapter E4 shares the same Objectives and Policies with Chapter E1 – Water quality and integrated management)	Assessment
<p>E1.2.1</p> <p>Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.</p>	<p>Complies.</p> <p>The proposal is for an organised sport and recreation facility that is located at the centre of the site. The site is also used for cattle grazing. It is considered that the proposal result in an improvement to the existing situation related water quality as riparian areas are protected and will be enhanced and stormwater run-off will be treated.</p> <p>The proposal has suggested the implementation of an EEZ (Ecological Enhancement Zone) to work as a vegetated buffer area between the development area and wider ecological setting, being a natural erosion control agent assisting in sediment filtering of overland run-off.</p> <p>As a large-scale mitigation method, in medium term (3-5 years), the EEZ will provide water quality benefits through shading and filtering overland run off. While in longer term (5 years plus), it will result in a net gain in ecological function for the existing terrestrial and aquatic habitats of the surrounding and allow for natural self-sustaining process, shading out weedy species and increasing habitat complexity.</p>

		<p>In a more detailed level, a vegetated swale is proposed on the northern side of the accessway adjoining five shooting bays, to collect water run-off from existing and proposed impervious area. Stormwater treatment devices are proposed to treat run-off before it enters the proposed swales. Appropriate sediment controls are to be put in place during earthworks to ensure no sediments are released.</p> <p>Refer to Appendix C: Infrastructure Assessment Report and Plans, Appendix F: Ecology report for more detail of the EEZ and proposed swale.</p>
E1.2.2	The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.	<p>Complies.</p> <p>Freshwater is a taonga - all waters on site will remain connected, safe, accessible when compared to the pre-development situation and the mauri of water will be improved over time. No stream reclamation is proposed.</p> <p>The proposal is not located within or in close proximity to a Site or areas of significant values to Iwi according to Geomaps. As the applicant has requested to be publicly notified, the application documents will be circulated to all relevant Iwi as part of the consultation process.</p>
E1.2.3	Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.	<p>Achieved.</p> <p>Stormwater runoff from car parking, administrative area and maintenance shed will be collected and will flow via the proposed vegetated swale to the discharge location. The vegetated swale will work as a method to slow down and filter stormwater runoff sediments and contaminants before the water can be safely discharged to any existing stream system.</p>

		<p>A second stormwater runoff treatment system is proposed in the form of 2 treatment devices (Up-Flo filters) to ensure that contaminants such as bullet and target fragments are captured before run-off flows into the vegetated swale. Implementing the stormwater treatment proposal and the Adaptive Environmental Management Plan and memo from EnGeo (Appendix J), potential adverse effects on freshwater quality resulting from contaminants will be less than minor.</p> <p>Two port-a-loos serve the needs of shooting bay users and no onsite wastewater treatment and/or on-site wastewater disposal is proposed for day-to-day participants using on site.</p>
E1.3 Policies		Assessment
E1.3.2	<p>Manage discharges, subdivision, use, and development that affect freshwater systems to:</p> <ul style="list-style-type: none"> a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below. 	<p>The proposed development will be undertaken in a responsive manner to the receiving environment:</p> <ul style="list-style-type: none"> • Promotes the restoration and enhancement of indigenous vegetation and habitats by protecting and restoring 4.33ha of EEZ. • Largely avoids areas of significant environmental values, however it does involve two existing culverts under the existing access track, it is noted that the culverts were constructed in the past. A stormwater outlet (green outfall) to discharge to the stream. Stormwater treatment and monitoring devices (Up-Flo filters) and

	<p>Table E1.3.1 Macroinvertebrate Community Index guideline for Auckland rivers and streams</p> <table border="1"> <thead> <tr> <th>Land use</th> <th>Macroinvertebrate Community Index guideline</th> </tr> </thead> <tbody> <tr> <td>Native forest</td> <td>123</td> </tr> <tr> <td>Exotic forest</td> <td>111</td> </tr> <tr> <td>Rural areas</td> <td>94</td> </tr> <tr> <td>Urban areas</td> <td>68</td> </tr> </tbody> </table>	Land use	Macroinvertebrate Community Index guideline	Native forest	123	Exotic forest	111	Rural areas	94	Urban areas	68	<p>a vegetated swale are proposed to manage stormwater runoff to an acceptable level before discharging downstream. Swales are designed to treat 75% surface flow water as required in GD01. The Up-Flo filters will capture bullet and target fragments before runoff from the shooting bays flow into the vegetated swale.</p>
Land use	Macroinvertebrate Community Index guideline											
Native forest	123											
Exotic forest	111											
Rural areas	94											
Urban areas	68											
E1.3.3	Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement.	<ul style="list-style-type: none"> • Preserve the water quality and freshwater values by keeping the majority of the land undeveloped. Area of development is clustered at the centre of the site as a “development pocket” which retains a sense of unbuilt spaciousness whilst minimising effects on hydrology and receiving environments. 										
E1.3.8	<p>Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:</p> <ol style="list-style-type: none"> a) taking an integrated stormwater management approach (refer to Policy E1.3.10); b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments; c) minimising or mitigating changes in hydrology, including loss of infiltration, to: i. minimise erosion and associated effects on stream health and values; ii. maintain stream baseflows; and iii. support groundwater recharge; d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue. 	<ul style="list-style-type: none"> • Ensure that stormwater discharge and sediment runoff are appropriately managed to ensure that water quality is enhanced and no contaminants are discharged to the stream/wetland environment. Proposed an integrated approach to stormwater runoff including vegetated swales, EEZ management area, sediment controls and treatment devices to be applied through recommendation in Appendix C: Infrastructure Assessment Report and Plans, Appendix J: Adaptive Environmental Management Plan to appropriately maintain stormwater runoff quality, flows and other freshwater values. • No stream reclamation or diversion are proposed. • As assessed by specialist in Appendix C: Infrastructure Assessment Report and Plans, all potential adverse effects from stormwater discharge are considered less than minor and will not exacerbate potential flood hazards. • Earthworks proposed is temporary, limited to shooting bay 5 platform, passing bay and road widening section and stormwater infrastructure only. The earthworks have the potential to result in 										

<p>E1.3.10</p>	<p>In taking an integrated stormwater management approach have regard to all of the following:</p> <ul style="list-style-type: none"> a) the nature and scale of the development and practical and cost considerations, recognising: <ul style="list-style-type: none"> I. greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas; II. intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and III. site operational and use requirements may preclude the use of an integrated stormwater management approach. b) the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments; c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments; d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable. 	<p>uncontrolled discharge of sediment laden water which can impact water quality of receiving watercourses. In this case, implementation of an erosion and sediment control plan that is designed and maintained in accordance with Auckland Council GD05 - Guidance for Erosion and Sediment Control will be appropriate to mitigate effects of sedimentation from earthworks.</p> <ul style="list-style-type: none"> • No onsite wastewater treatment and disposal is existing onsite, and no septic system is proposed. • Possible metal contaminants generated from parking activities including brake linings, tyres and bearings will be appropriately collected and treated via the vegetation swale before discharging downstream. Stormwater treatment devises (Up-Flo filters) are proposed to capture contaminants generated within the shooting bays. For details, please refer to Appendix C: Infrastructure Assessment Report and Plans • Overall, the proposal is considered appropriate, being an improvement of the existing situation and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters. <p>For the reasons above, it is considered that the proposal is in keeping with the relevant E1 objectives and policies.</p>
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E1.3.11	<p>Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</p> <ul style="list-style-type: none"> a) the nature, quality, volume and peak flow of the stormwater runoff; b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park; c) the potential for the diversion and discharge to create or exacerbate flood risks; d) options to manage stormwater on-site or the use of communal stormwater management measures; e) practical limitations in respect of the measures that can be applied; and f) the current state of receiving environments. 	
E1.3.12	<p>Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.</p>	
E1.3.13	<p>Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.</p>	

Chapter E12 – District Earthwork

Reasons for consent		
<ul style="list-style-type: none"> Earthworks are proposed within an area larger than 5m² with a volume greater than 5m³ within a riparian yard and therefore a Restricted Discretionary Activity under Rule E12.6.2(1)(b). Retrospective consent is required as a Restricted Discretionary Activity for earthworks already undertaken on a site, to bring the works in line with the requirements of the Auckland Unitary Plan. This includes unconsented works undertaken by previous owners of the site and subsequent earthworks to construct the four existing shooting bays. This is a Restricted Discretionary Activity under Rule E12.4.1(A6) and (A10). 		
E12.2 Objectives		Assessment
E12.2.1	Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	<p>A limited amount of land disturbance is required to establish the passing bay, road widening area and proposed shooting bay 5. This minimises the potential earthworks effects and will only require localised erosion and sediment controls.</p> <p>Erosion and sediment controls in accordance with Auckland Council’s GD05/2016 document are proposed, this consists of:</p> <ul style="list-style-type: none"> The base of the range is to be constructed of 150mm GAP65 or brown rock on compacted clay for user movements and associated club maintenance of the ranges.
E12.3 Policies		
E12.3.1	Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	

E12.3.2	<p>Manage the amount of land being disturbed at any one time, to:</p> <ul style="list-style-type: none"> • avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; • avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; • and maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering. 	<ul style="list-style-type: none"> • Silt fences for other localised excavation areas to capture and filter any sediment laden runoff that are too small to warrant an earth bund. • Exposed areas are to be either grassed or replanted upon the completion of works. • Where appropriate, mulching of the exposed areas pending the establishment of the grass and plants.
E12.3.3	<p>Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.</p>	<p>The standards set out in Chapter E12 of the AUP will sufficiently manage the effects of earthworks and relevant consent conditions will ensure that sediment generation from land disturbance is minimised, and land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment. As such, it is considered that any land disturbance effects can be appropriately managed through the resource consent process.</p>
E12.3.4	<p>Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</p> <ul style="list-style-type: none"> • requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; • undertaking appropriate actions in accordance with mātauranga and tikanga Māori; • and undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated. 	<p>If any sensitive or cultural material is discovered accidental discovery protocols will be followed.</p> <p>For the reasons above, it is considered that the proposal is in keeping with the relevant objectives and policies for district land disturbance.</p>
E12.3.5	<p>Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.</p>	
E12.3.6	<p>Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.</p>	

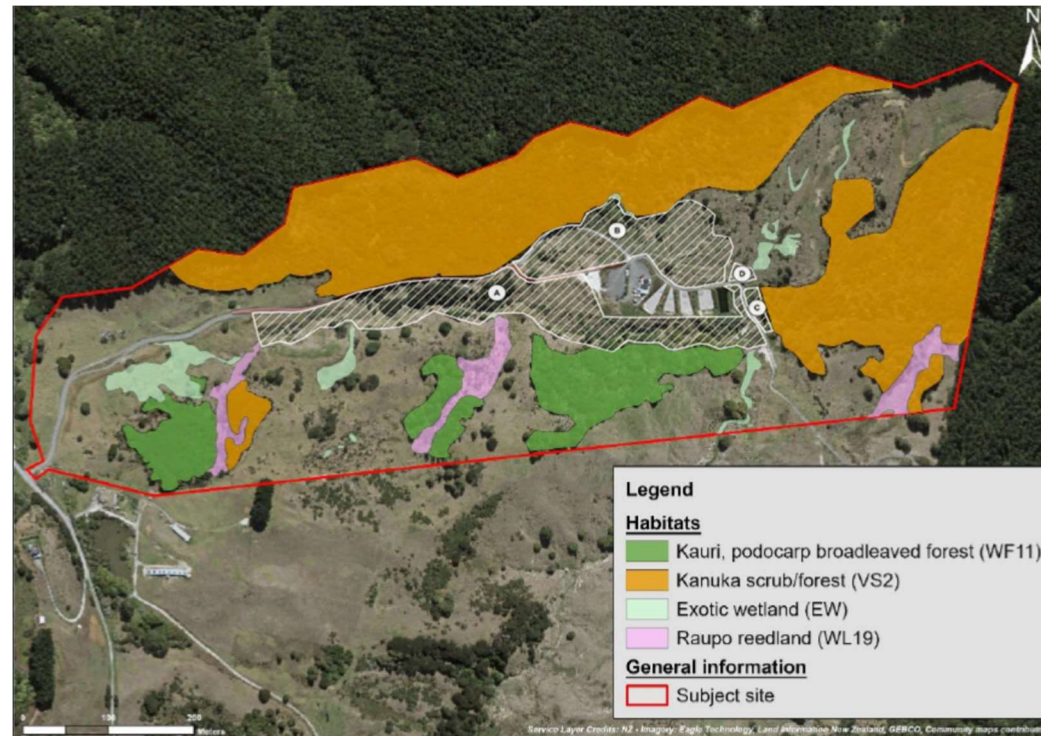
Chapter E15 – Vegetation Management and Biodiversity

Reasons for consent	
<ul style="list-style-type: none"> • The proposal proposes for: <ul style="list-style-type: none"> ○ Proposed vegetation removal of an area of 24m² to establish the proposed road widening section on the northern side of the of the existing accessway. ○ Retrospective vegetation removal of a cumulative 302m² in area, to establish the existing accessway through the site and to the area of ancillary structures. These are made under three separated regions of 138m², 98m² and 66m², respectively. • As these proposed and retrospective vegetation removal activities was located within 10m of rural streams in the Rural – Rural Production Zone, consent is sought as a Restricted Discretionary Activity under E15.4.1(A17). 	
E15.2 Objectives	Assessment
E15.2.1	<p>Ecosystem services and indigenous biological diversity values, particularly in sensitive environments, and areas of contiguous indigenous vegetation cover, are maintained or enhanced while providing for appropriate subdivision, use and development.</p> <p>According to Appendix F – Ecology report, historic land use activities have largely modified and reduced the extent and structure of the original ecosystem types that would have once extended over the area, primarily through vegetation clearance and conversion into agricultural land. The majority of the indigenous vegetation on site had already been cleared for farming activity, albeit more extensive tracts of vegetation cover can be observed extending along the sites northern and eastern aspects. The surrounding land encompassing the subject site has been planted in exotic forestry. Between 2010 and 2020, the site has remained largely unchanged, albeit it is noted that the motocross track has become disused, and the area has since been used for grazing.</p> <p>No development activity is proposed within indigenous vegetation area, but cluster in the centre of the site, except:</p> <ul style="list-style-type: none"> • A small section (27m²) of road widening section on the northern side of existing accessway.

- Three small sections of road-formation of 138m², 98m² and 66m², , to establish the existing accessway through the site and to the area of ancillary structures.

The proposal aims to create a vegetated buffer between proposed development footprint and wider ecological features on site. This will be enhanced through implementation of the Ecological Enhancement Zone (EEZ) to reduce potential secondary effects associated with operational phase of proposed development (i.e. increase human presence). Refer to figure below with dashed line as proposed EEZ.

The proposal therefore is considered enhanced areas of contiguous indigenous vegetation cover while providing for appropriate land use and development.



E15.2.2	Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.	<p>Overall, the development recommends the replanting of indigenous biodiversity not only on land but also in water (terrestrial and aquatic vegetation), within and outside of development area:</p> <ul style="list-style-type: none"> • The development giving priority to reduce existing impervious area. Three area of re-vegetation is proposed including those in parking area, formed accessway and existing shooting bay 5. The total area of re-vegetation is 2,124 m². • Elsewhere outside of the 'development pocket', vegetation removal is restricted within a cumulative area of 326m² adjoining the accessway to prepare for a road widening section and retrospective earthworks for the accessway which will significantly improve access safety and address traffic concern. This area is proposed as last resort, considering there are no practical alternative locations for proposed widening section and accessway. • Three areas of retrospective earthwork are largely pasturing grasses at least since 1966, and it is highly unlikely that the works associated with the development of the shooting bays and associated infrastructure have resulted in any quantifiable indigenous vegetation clearance (more details please refer to Figure 16 of the Ecology Report showing general habitat types). The areas of retrospective vegetation clearance were fragmented into three different regions, restricted by the width of the accessway (approximately 4m wide), minimum at small scale (maximum 138m² in area). Any adverse effects from the removal of these pastoral vegetation in the past therefore will be restricted on-site instead of the wider environment beyond the site boundary and will be assessed less than minor. • The main goal of the proposed ecological enhancement planting is to buffer the immediate development footprint and connect and expand the existing riparian, wetland and bush areas on site. The proposed revegetation plant lists incorporate an appropriate mix of pioneer plant species mix suited to the underlying clay soils underlying the planting area. The proposed revegetation planting will provide a wide variety of ecosystem services including habitat provisioning services, erosion protection, nutrient filtration, provision of habitat
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		<p>for indigenous fauna and associated ecosystem, cultural and recreational services. It will also enhance the amenity values for the future users of the shooting facilities and promote enjoyment of the existing ecological values on site.</p> <p>Refer to Appendix F – Ecology Report for more information and assessment.</p>
E15.3 Policies		Assessment
E15.3.1	Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.	<ul style="list-style-type: none"> The extent to which vegetation is removed will be restricted along a small section of the road widening area of the accessway, road widening is proposed to promote traffic safety. Area of vegetation to be removed is of approximately 62.7m² Kanuka scrub. However, this is restricted to a thin, narrowed area of maximum 2m width runs along existing metaled accessway rather than a widened section. Therefore, it will primarily give effects to small, young and low scrubs and will not compromise the ability of remaining vegetation to re-establish and regenerate naturally over time. According to Appendix F – Ecology Report, the area of vegetation removal is located at the edge of VS2 (Kanuka scrub forest), thus no habitat fragmentation is anticipated. There are no practical alternative locations for proposed road widening section, since it is located at a turn of the accessway, and vehicles require a widened area to safely stop to the left-hand side (Kanuka forest side), observe and wait before entering administrative area. The removal of vegetations for road realignment and accessway are insignificant in scale, have been occurred circa 2021. Any vegetation loss and residual effects on indigenous vegetation and biodiversity values will be mitigated by the
E15.3.2	Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.	
E15.3.3	Encourage the offsetting of any significant residual adverse effects on indigenous vegetation and biodiversity values that cannot be avoided, remedied or mitigated, through protection, restoration and enhancement measures, having regard to Policy E15.3(4) below and Appendix 8 Biodiversity offsetting.	

E15.3.4	<p>Protect, restore, and enhance biodiversity when undertaking new use and development through any of the following:</p> <ul style="list-style-type: none"> a) using transferable rural site subdivision to protect areas that meet one or more of the factors referred to in B7.2.2(1) and in Schedule 3 Significant Ecological Areas -Terrestrial Schedule or shown on the Kawau Island Rural Subdivision SEA Control. b) requiring legal protection, ecological restoration and active management techniques in areas set aside for the purposes of mitigating or offsetting adverse effects on indigenous biodiversity; or c) linking biodiversity outcomes to other aspects of the development such as the provision of infrastructure and open space. 	<p>establishment of the Ecological Enhancement Zone as mentioned in E12.5.1 above.</p> <p>For the reasons above, it is considered that the proposal is in keeping with the relevant objectives and policies for vegetation management and biodiversity.</p>
E15.3.5	<p>Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.</p>	
E15.3.6	<p>Enable vegetation management to provide for the operation and routine maintenance needs of activities.</p>	

Chapter H19 – Rural Zone – Rural Production Zone

Reasons for consent		
<ul style="list-style-type: none"> The proposed development involves the construction and operation of associated structures for an “<i>organised sport and recreation activity</i>” (outdoor shooting) on a site located in the Rural Production Zone, and therefore a Restricted Discretionary Activity under Rule H19.8.1(A52). 		
E27.2 Objectives		Assessment
H19.3.1	A range of rural production, rural industries, and rural commercial activities take place in the zone.	<p>The proposed development is for an organised sport and recreation facility. While it is not a rural production activity, it is a rural community activity (A52) provided for under Table H19.8.1 in Rural zones and therefore considered appropriate.</p> <p>The proposal is undertaken in a responsive manner to the receiving environment that:</p> <ul style="list-style-type: none"> Maintains and avoids inappropriate subdivision, use and development of land that compromise the productive capability and fragmentation of the land. Preserves the natural character of a rural area by a clear development strategy that avoiding intrusion of natural inland wetlands, riparian yards of intermittent and permanent streams while allow the encompassing of indigenous vegetation containing the ‘development pocket’. Promotes the restoration and enhancement of indigenous vegetation, wetlands and habitats by protecting and restoring 4.33ha of EEZ. Allow and enhance existing rural production activity on-site while facilitate a more efficient use of land as a recreation facility.
H19.3.2	The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.	


E27.3 Policies		Assessment
H19.3.1	Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.	<p>The proposal is undertaken in a responsive manner to the receiving environment that:</p> <ul style="list-style-type: none"> • The proposal is a rural community activity (A52) which is provided for under Rural zones and therefore will not be considered inappropriate to the range of existing and new rural production, rural industry and rural commercial activities of the zone. • The proposal recommends four proposed ecological enhancement planting area including terrestrial buffer planting (3.19 ha) and wetland infill planting (0.77ha). These ecological enhancement planting is to buffer the immediate development footprint and connect and expand the existing riparian, wetland and bush areas on site. In a long-term vision, the proposal recognise and promote forestry activity, planting of indigenous species and amenity exotic species for long-term production purposes and potential harvesting of these species. • No greenhouses establishment nor expansion of greenhouses are anticipated under the proposal. Not applicable. • The proposal enhances existing rural production activity on-site, allow more intensive farming while by the establishment of infrastructure while facilitate a more efficient use of land as a recreation facility. The proposal does not introduce any invasive animal or plant that can have adverse effects on natural environment nor mustelid species. • Any potential adverse ecological effects associated with the proposed activity can be avoided, minimised or mitigated through appropriate design principles and development
H19.3.2	Provide for forestry activities including: planting and management of new and existing forests in recognition of their production values, land stability and carbon sequestration functions, and multiple use for active recreation; woodlots and farm-scale forestry; and planting of indigenous species and amenity exotic species for long-term production purposes and the eventual harvesting of these species.	
H19.3.3	Enable the establishment of new greenhouses and the expansion of existing greenhouses in specific locations where there are advantages for operational efficiencies, transport accessibility and the provision of energy such as natural gas supplies and services, and manage the amenity expectations of other activities in these areas.	

H19.3.4	Provide for intensive farming, while managing the adverse effects and require compliance with good industry practice.	controls, including the development strategy of a 'development pocket' which is to be encompassed by indigenous vegetation and appropriate earthworks avoidance within a 10m setback from natural inland wetlands and 20m setback from intermittent and permanent streams.
H19.3.5	<p>Require intensive farming of new species, including terrestrial, freshwater and marine species not currently farmed in the Rural – Rural Production Zone to:</p> <p>(a) be designed and operated to prevent the escape of any species of animal or plant that could have an adverse effect on the natural environment;</p> <p>(b) and not include any mustelid species.</p>	<ul style="list-style-type: none"> • The proposed revegetation planting will provide a wide variety of ecosystem services including habitat provisioning services, erosion protection, nutrient filtration, provision of habitat for indigenous fauna and associated ecosystem, cultural and recreational services. It will also enhance the amenity values for the future users of the shooting facilities and promote enjoyment of the existing ecological values on site. <p>Overall, the proposal is consistent with objectives and policies under Rural – Rural production zone.</p>

Chapter E3 – Lakes, rivers, streams and wetlands

Reasons for consent	
<ul style="list-style-type: none"> The proposal is for an activity that does not comply with the specific activity standards in E3.6.1.14 for new structure exceed 30m measured parallel to the direction of water flow outside Overlays area and therefore a Discretionary activity under Rule 3.4.1(A44). The proposal is for a retrospective consent for the activity of reclamation of an existing pond of approximately 580m² in area, to the west of the existing parking area and ancillary structures between 2014 to 2016, which is a Non-Complying activity under Standard E3.4.1(A49). 	
E3.2 Objectives	Assessment
E3.2.1	Auckland's lakes, rivers, streams and wetlands with high natural values are protected from degradation and permanent loss.
E3.2.2	Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced.
<p>Development is restricted within a "Development Pocket" in the centre of the site. All footprint has been designed to avoid permanent stream reaches including shooting bays, ancillary structure and parking, etc and a 10m setback buffer for streams and wetlands will be retained wherever possible. However, consents are required for the construction of 48.5m existing culvert and proposed 7.1m culvert parallelly to the direction of water flow. These culverts are considered necessary to establish the accessway to the centre of the site, and to discharge stormwater from additional impervious area to the green outfall through a vegetated swale.</p> <p>The proposal is to mitigate this loss through the creation of four terrestrial buffer planting of 3.19ha and a Wetland infill planting of 0.77ha, which will be designed to maintain and improve the existing Stream Ecological Valuation (SEV) to provide an overall aquatic ecological benefit, with</p>	

		<p>additional compensation proposed through erosion protection works downstream of the site.</p> <p>The reclamation of the pond likely occurred circa 2014-2016 when the site was operated as a motocross track as aerial photo evidence from LINZ in Response letter by Terra Consultant dated 6/11/2023. The pond reclamation formed part of the existing on-site environment under the timespan of almost ten years.</p> <p>The aerial photos demonstrate the pond to be a dry pond with no hydrological connection to any surrounding watercourses, or wetlands. Within the area of the pond, there is <u>a restricted area of landscape vegetation</u> to the north of the pond, which unlikely to be a high nature value, well-established wetland or having connection with a high nature value, well-established wetlands of the surrounding. Study of the surrounding wetlands incorporated in submitted Appendix F – Ecology Report agrees with this assessment, reflects the fact that neighbouring wetlands W7, W9a, W20 in the immediate vicinity (see Figure 26) are assessed as small in scale, “scattered”, “poor ecological condition and value”. Any adverse effects from the loss and degradation of high natural values are not anticipated.</p>
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		 <p data-bbox="1167 866 2007 890"><i>Figure 1 - Location of the pond reclamation area and existing wetlands W7, W9a, W20</i></p> <p data-bbox="1144 967 2029 1118">As the activity is a retrospective consent in nature, no degradation or permanent loss of high natural values of lakes, rivers, streams and wetlands are anticipated. No mitigation, restoration and enhancement of the area of pond reclamation was required.</p>
E3.2.3	Significant residual adverse effects on lakes, rivers, streams or wetlands that cannot be avoided, remedied or mitigated are offset where this will promote the purpose of the Resource Management Act 1991.	All adverse effects are either be avoided, remedied or mitigated.

		No significant residual adverse effects on lakes, rivers, streams and wetlands are anticipated from reclamation of an onsite pond that took place circa 2014-2016
E3.2.4	Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.	<ul style="list-style-type: none"> - 48.5m existing culvert which requires retrospective consent is considered functionally required for the operational need of the accessway hence crucial for site operation. Part of the existing accessway in the northern portion adjoining Kanuka scrub forest has been heavily damaged in the recent flood events, hence it is considered there are no practical alternatives to provide a smooth operation of the site. - Newly proposed 46.1m culvert which require consent will not be placed in, on, under or over the bed of any river, stream or wetland but rather under the accessway to traverse stormwater from additional impervious area. - The area around the pond used to be motocross tracks from 2010 to 2017. It is assumed that the pond reclamation was implemented to service the operation of the motocross track which was an operational need at that period and there was no practical alternative method for undertaking the activity outside of the pond area.
E3.3 Policies		Assessment
E3.3.2	<p>Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by:</p> <ul style="list-style-type: none"> • (a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and 	As discussed under E3.2.1, the proposed activity and development area has been designed to avoid where practicable any adverse effects on stream and wetland environment. Consents are required subject to retrospective activity which has been formed, settled and stabilised in the last two years.

	<ul style="list-style-type: none"> (b) where appropriate, restoring and enhancing the lake, river, stream or wetland 	<p>Any adverse effects on the stream resulting from newly proposed culverts will be mitigated by minimising the length distance of proposed culvert, managing works in proximity, and restoring and enhancing the riparian buffer zone, and further compensation proposed through erosion protection works where the proposed earthwork and green outfall area located.</p> <p>As the pond reclamation is a retrospective consent, no mitigation, restoration and enhancement of the pond was required.</p>
E3.3.3	Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands	<p>The proposal aims to buffer the immediate development footprint, connect and expand the existing riparian, wetland and bush areas through not only terrestrial revegetated planting but also wetland infill planting. A list of proposed species for wetland planting has been prepared and incorporated in Appendix F – Ecology Report. The proposed species list will ensure that suitable ground coverage is achieved through dense planting, which will aid weedy species suppression, and will help manage soil erosion by providing some surface stability through vegetation cover and soil binding roots and thus aid erosion control, enhance natural character and ecological values of the site.</p> <p>As the pond reclamation is a retrospective consent, no mitigation, restoration and enhancement of the pond was required.</p>
E3.3.5	<p>Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on:</p> <ul style="list-style-type: none"> a) the mauri of the freshwater environment; and b) Mana Whenua values in relation to the freshwater environment. 	<p>As described above, no stream reclamation or diversion of stream has been proposed under the proposal. A range of measures are proposed to remedy, mitigate or compensate for the effects of in-stream culverts, including effects on Mauri and Mana Whenua values.</p>

		<p>The pond, on the other hand, is an isolated water body with no hydrological connection with surrounding water courses (surrounded by motor-cross tracks) with no Mana Whenua values in relation to the freshwater environment, including wahi tapu, wahi taonga and mahinga kai.</p>
E3.3.7	<p>Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following:</p> <ul style="list-style-type: none"> a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland; b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland; c) the structure is designed to avoid creating or increasing a hazard; d) the structure is for any of the following: <ul style="list-style-type: none"> i. required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; ii. designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins; iii. necessary to provide access across a lake, river, stream or wetland; iv. associated with infrastructure; v. necessary for flood protection and the safeguarding of public health and safety; or 	<p>Proposed culverts and green outfall are not located in any stream bed or wetland. However, erosion and sediment control are proposed where the green outfall and proposed earthworks area for shooting bay 5 are.</p> <p>These structures will comply with all mentioned requirements of this policy as follow:</p> <ul style="list-style-type: none"> a) There is no practicable alternative method for accessway development across the site. Proposed approach reflects best practicable option and is consistent with GD01. b) Green outfall structure is designed to be minimum in size and scale to minimise modification to streams in the close proximity. c) No additional hazard is anticipated to the design of the newly proposed culvert and green outfall. d) The structure is associated with proposed infrastructure (required to discharge stormwater runoff from additional impervious area on site). e) The area around the pond used to be motocross tracks from 2010 - 2017. It is assumed that the pond was reclaimed to service the operation of the motor-cross track which was an operational need at that period and there was no practical alternative method for undertaking the activity outside of the pond area. <p>Overall, it is considered that Policy E3.3(7) provides for the proposed structures.</p>

	<p>vi. required for the reasonable use of production land.</p> <p>e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai.</p>	
E3.3.10	<p>Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding.</p>	<p>The proposed enhancement areas under the Ecology Report will be revegetated with a mix of appropriate native species suited to the site based on the ecosystem types noted in the immediate vicinity.</p> <ul style="list-style-type: none"> - In the short term (1-3 years following revegetation), the revegetation plantings will assist in sediment filtering of overland run-off, act as a natural erosion control agent, and extend habitat for some more common mobile avifauna species. - In the medium term (3-5 years), the enhancement areas will provide/extend physical habitat for a wider range terrestrial and aquatic fauna, and also provide water quality benefits through shading and by filtering overland run-off. - In the longer term (>5 years), this enhancement will result in a net gain in ecological function for the existing terrestrial and aquatic habitats noted on site and surrounds and will allow for natural self-sustaining processes to begin including natural regeneration, shading out of any weedy species and increasing habitat complexity. <p>As the pond reclamation is a retrospective consent, no mitigation, restoration and enhancement of the pond was required.</p>

		This enhancement area is recommended by the applicant to be protect in perpetuity by a covenant mechanism.
E3.3.11	Encourage the planting of plants that are native to the area.	See E3.3.10 above.
E3.3.15	<p>Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following:</p> <ul style="list-style-type: none"> a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values; b) safeguard their aesthetic, landscape and natural character values; c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature. 	<p>The proposal aims to create a vegetated buffer between the proposed development footprint and the wider ecological features noted on site. Providing a vegetated buffer area between the immediate development footprint and the wider adjacent Kotipu Stream riparian environment will reduce any potential secondary effects associated with the operational phase of the proposed development, safeguard habitats for fish, plant and aquatic species, safeguard amenity values, the resilience of the ecosystem and mitigate any flood risks.</p> <p>The pond reclamation is a retrospective consent, no mitigation, restoration and enhancement of the pond was required.</p> <p>For more details please refer to Appendix F – Ecology Report.</p>

Chapter E11 – Regional Earthwork

Reasons for consent	
<ul style="list-style-type: none"> Earthworks are proposed within an area of 3,351m² for a volume of 1,303m³, which is greater than 2,500m² where the land has a slope greater than 10 degrees and therefore a Restricted Discretionary activity pursuant to Activity Table E11.4.1, Rule (A8). 	
E11.2 Objectives	Assessment
E11.2.1	<p>Achieved.</p> <p>The proposed earthwork (1,303m³ in an area of 3,351m²) includes:</p> <ul style="list-style-type: none"> 335m³ earthwork cut and fill in an area of 615m² for retrospective earthworks within the road re-alignment area and retaining wall area. 968m³ earthwork cut and fill in an area of 2,736m² for newly proposed earthwork to develop the berms and shooting ground of proposed Shooting bay 5, respread topsoil in plant revegetation area as well as the green outfall at the end of activity area. <p>Mentioned earthworks are to be undertaken in accordance with the recommendation detailed within the Infrastructure Assessment Report (Appendix C) which, provides appropriate sediment and stormwater control measures in each proposed area. Details please refer to drawing RC300 – Erosion and sediment control plan. Alternatively:</p> <ul style="list-style-type: none"> All proposed earthworks will be made in accordance with Auckland Council GD2016/005 guidelines. Silt fences will be installed where proposed activity were for capturing and filtering any sediment laden runoff. Any exposed areas will be either grassed or replanted upon the completion of the works.
E11.2.2	
E11.2.1	Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.
E11.2.2	Sediment generation from land disturbance is minimised.

		Effects from earthworks therefore is considered to be appropriately managed, ensure safety of people and mitigate adverse effects on the environment.
E11.3 Policies		Assessment
E11.3.1	Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.	<p>Achieved.</p> <p>The subject site is clear from any natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.</p> <p>A copy of the lodgement documents has been forwarded to Ngati Whatua o Kaipara and Ngati Rongo on 10th August 2023 considering their past interests in the development and to make sure adverse effects to Mana Whenua are appropriately managed.</p>
E11.3.2	<p>Manage land disturbance to:</p> <p>a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity;</p> <p>b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge;</p> <p>c) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and</p>	<p>Achieved.</p> <p>Refer to all in the above.</p>

	d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.	
E11.3.3	<p>Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:</p> <p>a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;</p> <p>b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</p> <p>c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated.</p>	<p>Achieved.</p> <p>It is considered unlikely that any archaeological sites will be uncovered by the works, however, an Accidental Discovery protocol can be adopted as a condition of consent and will be made available during earthworks period.</p> <p>Mana Whenua has been communicated with in case there are cultural interests during land disturbance.</p>
E11.3.4	Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.	The proposal is for an organised sport and recreation facility which will benefit the community need, social and cultural well-being of the members of the club and wider community.
E11.3.5	Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles	The earthworks and erosion and sediment control measures have been designed to respond to environmental site constraints; in particular, to avoid areas assessed as being of highest ecological integrity and to avoid permanent streams.

National Environmental Standard (NES) for Freshwater 2020

The National Environmental Standards for Freshwater Management 2020 (NESF) provides local authorities with direction on how to manage freshwater under the Resource Management Act 1991. The NESF came into force on 3 September 2020 and set requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. On 5th January 2023, an amendment to the NESF has come into effect to assess any hydrological connection between an activity of taking, us, damming or diversion of water and the wetland.

- Proposed activity under this proposal has been informed and assessed under the Ecological Report (**Appendix F**). As per assessment under Section 6 of the Ecological Report, consent is not required under the NES:F.
- Retrospective consent, however, is required for a minor isolated section of the existing driveway encroaching into the 10m wetland setback.

Reason for consent, therefore, is applied for under Regulation 54(b) of the NES:FW for earthworks within 10m setback from a natural inland wetland as a **Non-Complying** activity.

Assessment:

- This activity however restricted in a very minor, isolated section of the accessway with associated to 2.6m³ of earthwork within an area of 6.6m². Adverse effects of this non-compliance is likely to be negligible under the Ecologist's assessment. Please refer to **Appendix R – Ecology Response** for more details.
- Considering earthwork has been completed per September 2021 (2 years ago) and the area has been used as part of the accessway with traffic occurred, the underlay soil is considered stabilized and no further mechanical settlement mitigation mechanisms is required.
- To enhance the stability of the soil and improve the overall situation, all wetland areas within the immediate development footprint and access road will be rehabilitated and revegetated and thus any effects associated with any historic earthworks or vegetation clearance within a 10m setback will be fully mitigated. This has been evidently in Figure 33, pp 63 of the Ecological report. See **Figure 1** below for more details. The applicant is willing to adopt conditions of consent to ensure the implementation and maintenance of these Ecological Enhancement Area as part of this consent.
- An assessment to the compliance of the proposal to the Objectives and Policies of the National Policy Statement for Freshwater Management is provided below to support the proposal.

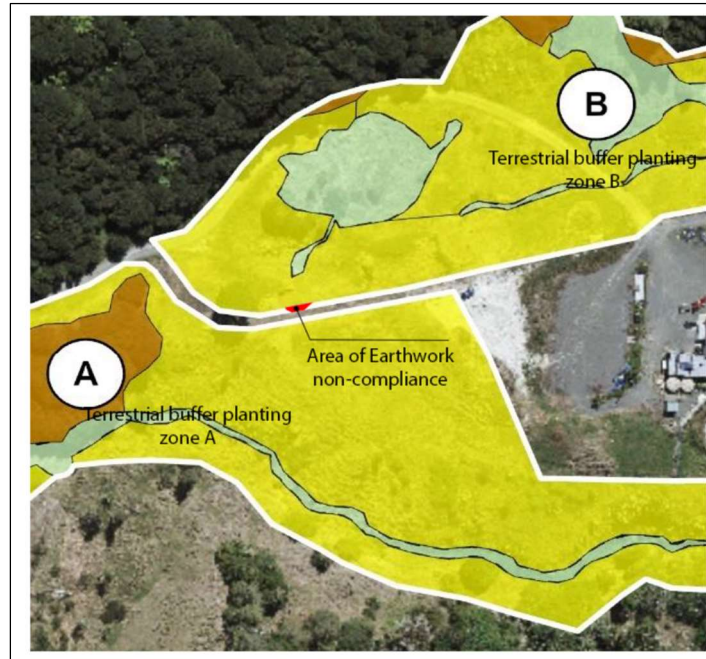


Figure 2 - Area of earthwork non-compliance and associated proposed terrestrial buffer plantings

- Objectives and Policies Assessment to the National Policy Statement (NPS) for Freshwater Management

Reasons for consent

- The proposal involves in a very minor, isolated section of the accessway with associated tom³ of earthwork within an area ofm² which was established circa 2021. Reason for consent, therefore, is applied for under Regulation 54(b) of the NES:FW for earthworks within 10m setback from a natural inland wetland as a **Non-Complying** activity.

Objectives		Assessment
1	<p>The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</p> <p>(a) first, the health and well-being of water bodies and freshwater ecosystems</p> <p>(b) second, the health needs of people (such as drinking water)</p> <p>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</p>	<p>The fundamental concept of the National Policy Statement for Freshwater Management (NPS-FM) is “Te Mana o te Wai” the fundamental importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.</p> <p>The proposal is consistent to this objective since it contains development in a specific area restricted within the centre of the site which is to be encompassed by existing and revegetated indigenous planting. A range of design controls have been developed to ensure that any actual and potential adverse effects on natural and physical resources are managed and no future access to resources are compromised.</p>
Policies		Assessment
2	<p>Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.</p>	<p>Through the implementation of the consent, Mana Whenua will be offered an opportunity to review the design, provide comments to the proposal and therefore improve the decision-making process. By a matter of fact, the proposal has been forwarded to Ngati Whatua o Kaipara and Ngati Rongo for their review on 10th August 2023.</p>
3	<p>Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</p>	<p>Any adverse effects on wetlands and streams have been considered. The only wetland will be affected under the proposal is Wetland 7 (W7) as</p>

		identified in Figure 1 above and drawing RC-113 of the infrastructure plans. However, consider the activity is minimal in scale (under 10m3 in volume and 10m2 in area), no loss of natural inland wetland and their values are not anticipated and any adverse effects of the activity is likely to be negligible. The proposal has been reviewed and assessed by the Ecologist and attached in Appendix F – Ecology Report and Appendix R – Ecology Response. Considering consent is required for a retrospective activity which established approximately 2 years ago, the applicant has proposed to rehabilitate all wetland area within the immediate development footprint and access road to mitigate any potential residue effects of historic earthwork and vegetation clearance.
6	There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	
7	The loss of river extent and values is avoided to the extent practicable	
8	The significant values of outstanding water bodies are protected.	
9	The habitats of indigenous freshwater species are protected.	<p>The layout of the development has been comprehensively designed in consultation with ecological inputs to ensure that the development avoids potential adverse effects on the indigenous habitats and species present within the site boundaries and allows for ecological enhancement to be achieved as part of the project.</p> <p>It is considered that the site is able to accommodate the proposed development, and any potential adverse ecological effects associated with natural and physical resources can be avoided, minimised or mitigated.</p>