

## Section 6: National Policy Statements and National Environmental Standards

NPS for Freshwater Management	The project is <u>not</u> contrary to this NPS. The land is already zoned and significantly earth worked.
NPS for Greenhouse Gas Emissions from Industrial Process Heat	N/A
NPS for Highly Productive Land	N/A
NPS for Indigenous Biodiversity	The project is <u>not</u> contrary to this NPS. The land has little to no ecological value.
NPS for Renewable Electricity Generation	N/A
NPS on Electricity Transmission	N/A
NPS on Urban Development	<p>This project is consistent with this NPS and will further its objectives through the following ways.</p> <ol style="list-style-type: none"> <li>1. It will strongly contribute to a well-functioning urban environment through: <ol style="list-style-type: none"> <li>a. Providing a range of housing typologies and price points to cater to the needs of the diverse Tauranga community and helping to address the city's acute housing deficit.</li> <li>b. The land is situated in a highly connected location in Pāpāmoa on a key transport corridor adjoining the Tauranga Expressway Link and within walking distance to public transport routes.</li> <li>c. Integrating residential with employment land approximately 500m from a new town centre that will provide places to work and fulfil the everyday needs of those that live there.</li> <li>d. Providing industrial and employment land for business use.</li> </ol> </li> </ol>
NZCPS	N/A
RPS	<p>The project is <u>not</u> contrary to the regional policy statement.</p> <p>The project will not affect regional land supply dynamics or create inefficient patterns of land use.</p>

	<p>The lands existence within the urban footprint and its existing infrastructure means the project presents no risk of creating poor outcomes related to uncoordinated and unplanned development.</p> <p>There are no effects on rural land.</p> <p>The impacts on urban design and urban growth on communities will be enhanced by enabling 200 to 250 homes and 22 employment lots close to regional transport links, a town centre, and further employment opportunities.</p> <p>The risk of incompatible land uses is low given the distances between these uses. Any actual effects can be mitigated through detailed design and acoustic treatment. Council will step through method 18 requirements set out in the RPS and there will be ongoing engagement with the Regional Council.</p>
NES for Air Quality	N/A
NES for Commercial Forestry	N/A
NES for Electricity Transmission Activities	N/A
NES for Freshwater	The project is <u>not</u> contrary to this NPS. The land has already been highly modified.
NES for Greenhouse Gases from Industrial Process Heat	N/A
NES for Marine Aquaculture	N/A
NES for Sources of Human Drinking Water	N/A
NES for Storing Tyres Outdoors	N/A
NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	<p>N/A. There are no known contaminants on the land.</p> <p>Site investigations will be undertaken as part of the consent to ensure that the contaminated levels comply with the proposed residential use. It is noted that contamination issues are common place in the city and Council do not anticipate any challenges addressing them.</p> <p>Consent is sought, in the event that contamination is found on site through investigations.</p>
NES for Telecommunications Facilities	N/A