

National policy statements and national environmental standards

Provide a general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard.

A general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard is provided below.

National Environmental Standards summary of relevance to project

Document	Relevance to project
National Environmental Standards for Air Quality 2004	This is applicable and is generally assessed below
National Environmental Standards for Sources of Drinking Water 2007	This is not applicable as the Project does not affect sources of drinking water.
National Environmental Standards for Electricity Transmission Activities 2009	This is not applicable as the proposal does not provide for electricity transmission
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is applicable and is generally assessed below
National Environmental Standards for Telecommunications Facilities 2016	This is not applicable as the Project does not seek consent for telecommunication facilities
National Environmental Standards for Plantation Forestry 2017	This is not applicable as the proposal does not relate to plantation forestry
National Environmental Standards for Freshwater 2020	This is applicable and is generally assessed below
National Environmental Standard for Storing Tyres Outdoors 2021	This is not applicable as the proposal does not provide for the storage of tyres.

National Policy Statements summary of relevance to project

National Policy Statement on Electricity Transmission 2008	This is not applicable as the proposal does not provide for electricity transmission.
New Zealand Coastal Policy Statement 2010	This is not applicable as the site is not located within the coastal environment.
National Policy Statement for Renewable Electricity Generation 2011	This is not applicable as the proposal does not provide for renewable electricity generation.
National Policy Statement for Freshwater Management 2020	This is applicable and is generally assessed below
National Policy Statement on Urban Development	This is applicable and is generally assessed

2020	below
National Policy Statement for Highly Productive Land 2022	This is not applicable
National Policy Statement for Indigenous Biodiversity 2023	This is applicable and is generally assessed below
National Policy Statement for Greenhouse Gases from Industrial Process Heat 2023	This is not applicable as the proposal does not result in greenhouse gases from industrial heat process.

National Environmental Standards for Air Quality 2004 The Resource Management (National Environmental Standards for Air Quality) Regulations 2004 ('NES:AQ') sets standards to guarantee a minimum level of health protection for people living in New Zealand. No specific consents relating to this standard are required for the Project, although the relevant regulations in the NES:AQ have informed the assessment of construction and operational air quality effects. The potential for effects on air quality in relation to the Project relate primarily to dust during the construction phase. The management of dust will be addressed in a Construction Management Plan and an Erosion and Sediment Control Plan.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 The NES:CS sets a nationally consistent set of planning controls and soil contaminant values. A DSI will be prepared to support the application.

National Environmental Standards for Freshwater 2020 The NES:F sets standards to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. Consents are likely needed for works in streams and wetlands, but the project design principles will apply the hierarchy of priorities under the NPS:FW to ensure that the project is consistent with the NES.

National Policy Statement for Freshwater Management 2020 The NPS:FM provides local authorities with updated direction on how they should manage freshwater under the RMA.

The NPS:FM seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities. The NPS:FM is based around the concept of 'Te Mana o te Wai', which refers to 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 includes a hierarchy of obligations of priorities: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The project will be designed to be consistent with the NPS:FM, applying the hierarchy.

National Policy Statement on Urban Development 2020 The National Policy Statement on Urban Development 2020 ('NPS:UD') ensures New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities.

The Project is consistent with the NPS:UD as summarised for the following reasons: • The

Project enables a planned capacity of around 700. This capacity provides for much needed residential development of a variety that will ensure housing affordability is provided for in accordance with the spacial plan and structure plan.

Thames Coromandel District is the most unaffordable district in New Zealand to buy a home, 14.6 on the infometrics affordability index compared to Queenstown Lakes District at 12.5. Half of the homes on the Coromandel are unoccupied and there is a chronic shortage of long term rentals. We have built plenty of empty holiday homes over the last three decades, but we have built very few homes for working families. This is most evident in Thames, which generates half a billion in GDP and produces 45% of Coromandel Jobs but houses only 30% of the population. Wood processing, industrial engineering, and marine services for the aquaculture sector underpin a growing economy but decades long underinvestment in infrastructure and new constraints on land from flood hazards make development of existing zoned areas challenging. The Thames Spatial plan identified the land use changes and infrastructure required in Totara Valley to accelerate 200 lots in the short term and up to 700 lots in the long term and council investment in infrastructure will be the catalyst for developers waiting to meet latent housing demand.

National Policy Statement for Indigenous Biodiversity 2023 The NPS:IB provides direction to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. The Project is generally consistent with the objectives and policies. An AEE will be prepared to support the fast track consent process.